



Flat 2, Grove House,
Moons Lane, Horsham, West Sussex RH13 5BX
Guide Price £172,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Situated within walking distance of the town centre and Horsham mainline train station is this purpose built ground floor flat offered for sale with the benefit of no forward chain. Situated along a private road and with the benefit of an extended lease, the property comprises a good sized living/ dining room, kitchen, a double bedroom and a modern fitted bathroom. There is a gas fired heating system to radiators and all the windows have double glazed fitments. Outside, there is an allocated parking space and well maintained communal grounds with a bike store. Horsham town centre with its comprehensive range of shopping, sporting and leisure facilities is an easy 10 minute walk away, as is the train station to London, Gatwick Airport and the coast.

The accommodation comprises:

Communal front door with security entry phone system to:

Entrance Foyer
Private front door to

Entrance Hall
Radiator, deep storage cupboard , entry phone.

Living / Dining Room
Double glazed double aspect to the side and rear. Two radiators, twin satellite cable, open reach master socket. Opening to:

Kitchen
Double glazed side aspect. Fitted with a range of base and wall mounted cupboards and drawers with complimenting work top surfaces incorporating a one and a half bowl sink with monobloc tap, Beko gas hob with electric oven under, space for a fridge freezer and space and plumbing for washing machine, side shelf with storage unit under. Wall mounted Ideal gas fired combination boiler, extractor fan.

Double Bedroom
Double glazed side aspect. Radiator.

Bathroom
Fitted with a white suite comprising panelled bath with chromium mixer tap and shower attachment, tiled walls, low level wc., pedestal wash hand basin with chromium mixer tap, localised tiling, vanity shelf with large mirror over, extractor fan, radiator, vinyl floor covering.

OUTSIDE
To the front of the property there is an **allocated parking space**, well maintained communal grounds with bike store.

LEASEHOLD

125 years from 25 December 1993 (Current lease will be extended)
Service charge - £323.57 from April 25 - June 25
Ground rent - Once the lease is extended the ground rent will be £200pa

Council Tax Band— B

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

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