



20 The Maltings
Arundale Walk, Horsham, West Sussex, RH12 1QG
Guide Price £245,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

20 The Maltings, Arundale Walk, Horsham, West Sussex, RH12 1QG

Courtney Green are delighted to offer for sale this spacious and very well appointed top floor apartment, situated on the highly acclaimed Highwood development, designed and built by Berkeley Homes. Horsham town centre is a 25 minute walk away, with its comprehensive range of shopping, sporting and leisure facilities and transport links to London, Gatwick Airport and the coast. With a high specification and attention to detail throughout, the property features a bright spacious open plan kitchen/living space with commanding views of the surrounding area, a large double bedroom with fitted wardrobes and a luxury bathroom suite. All the rooms within the apartment are accessed from a spacious hallway where there are three store cupboards, one housing the gas fired boiler providing heating and hot water, one with space and plumbing for a washing machine, and the third housing the electricity fuse board and internet points. Outside, the building is surrounded by well kept communal gardens, and to the right hand side of the property is access to a parking area, where there is an allocated parking space and ample visitor spaces. NO CHAIN

The accommodation comprises:

Entrance Hall

With Amtico flooring, radiator, downlighting, store cupboard housing gas fired boiler, utility cupboard with space and plumbing for washing machine, further store cupboard housing fuse board and internet points.

Living/Dining Area

A bright living space with full height side aspect window commanding views of the surrounding area and countryside beyond, Amtico flooring, two radiators, media point and open to the kitchen.

Kitchen

A modern fitted kitchen comprising a range of eye and base level cabinets and drawers with complementing worktops over, stainless steel inset sink with mixer tap, mid level electric oven, four burner induction hob with hidden filter hood over, integrated dishwasher, integrated fridge freezer, Amtico flooring and downlighting.

Bedroom

A generously sized double bedroom with full height, side aspect window, double fitted wardrobe with sliding doors, radiator and media point.

Luxury Shower Suite

A luxury shower suite comprising an oversized tile enclosed panel bath with shower mixer, handheld shower attachment and rainfall shower head, low level w.c with concealed dual flush cistern, wall mounted wash hand basin with mixer tap over, recessed mirror door bathroom cabinet with shelving and shaver point, heated towel radiator, downlighting, wall tiling, Amtico flooring and extractor.

OUTSIDE

Well kept communal gardens surround the building, and there are secure bike and bin stores nearby for use of the residents. Apartment 20 is allocated one parking space (space labelled "i") in the adjacent parking area, in addition to a number of visitors spaces.

TENURE

Leasehold - 125 years from 01/01/2016

Ground Rent - £350.000 per annum

Service Charge - £1135.86 per annum

Managing Agents - Courtney Green

Council Tax Band - B

Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

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.

Ref: 25/5781/04/04

