



50 Manton Court  
Kings Road, Horsham, West Sussex, RH13 5AE  
Guide Price £190,000 Leasehold



**COURTNEY  
GREEN**  
Est. 1988

Estate Agent • Letting Agent • Managing Agent



50 Manton Court, Kings Road, Horsham, West Sussex, RH13 5AE

A spacious and very well presented one double bedroom second floor apartment situated in the acclaimed Manton Court, designed by McCarthy and Stone and offering retirement housing for those aged 60 years and above. Located approximately 1 mile from Horsham town centre, 0.6 miles from Horsham railway station and within easy striking distance of Tesco's Express (50 yards), bus stop (opposite), Post Office and Co-Op (1 mile), and GP 2 miles. Manton Court is fully accessible by a wheelchair and there is a lift to all floors together with a communal lounge with kitchen, laundry room, guest facilities and well maintained communal gardens. For comfort and security there is a resident scheme manager and care line alarm service. Regular social activities are organised including coffee mornings, bingo nights, quiz nights, BBQ's, coach trips etc. We understand both cats and dogs are generally accepted subject to terms of the lease and landlords permission. This particular apartment enjoys larger than average accommodation facing south west on the second floor. It is light and airy and is in a quiet location overlooking the car park and main entrance.

The accommodation comprises

Lift and stairs to **First Floor**

Private **Front Door** to

**Entrance Hall**

With cloaks cupboard, deep walk in cupboard housing PalsaCoil electric boiler and slatted shelving.

**Living/Dining Room**

Double glazed front aspect. Electric convector heater and night storage heater, ornate fire surround with electric coal effect fire, FM/TV point. Glazed double doors to

**Kitchen**

Double glazed front aspect. Fitted with a range of base and wall mounted cupboards and drawers in light wood effect with complementing worktop surfaces incorporating a single drainer stainless steel sink with chromium monobloc tap, AEG electric hob, Ventaxia filter hood, AEG electric oven, integrated fridge and freezer, tiled splashback, Dimplex fan heater.

**Double Bedroom**

Double glazed south facing front aspect. Mirror fronted wardrobe cupboards, TV/FM points.

**Shower Room**

Fitted with an oversized shower cubicle and having chromium thermostatic shower control, wall bracket and hand shower, low level WC, vanity unit with inset wash hand basin and cupboard under, tiled walls, mirror and shaver light, electric towel warmer, Dimplex wall heater.

**TENURE**

Leasehold - 125 years from July 2008

Service Charge - 1st March 25 to 31st August 25 £1619.37  
Ground Rent - £425 per annum (£212.50 payable 6 monthly)

Council Tax Band - C

**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.

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