



8 Windsor Court
York Close, Horsham RH13 5PH
Offers in Excess of £195,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green is delighted to offer for sale this spacious and well-presented ground-floor maisonette, featuring a modern kitchen and bathroom, as well as double-glazed replacement windows. The accommodation comprises a private front door leading to the entrance hall off which is a modern fitted bathroom with a white suite, a spacious living/dining room, a modern fitted kitchen and a double bedroom. Surrounding the property are communal gardens with parking to the front. Horsham town centre, with its comprehensive range of shopping, sporting, and recreational facilities, is approximately one mile away. Horsham railway station, with links to London, Gatwick, and the coast, is approximately three-quarters of a mile away.

The accommodation is as follows:

Double-glazed **Front door** to

Entrance Hall

With ceramic tiled flooring, understairs cupboard, door to meter cupboard and fuse box.

Living/Dining Room

Double-glazed rear aspect, night storage heater.

Kitchen

Double-glazed front aspect, fitted with a range of modern base and wall-mounted cupboards and drawers with complimenting worktop surfaces incorporating a single drainer stainless steel sink with a monobloc mixer tap, pelmet lighting, four ring electric hob with a filter hood over, space for fridge/freezer and space and plumbing for washing machine, laminate wood flooring, tiled walls, integrated slim-line dishwasher, airing cupboard housing hot water tank.

Bedroom

Double-glazed rear aspect, built-in cupboard, night storage heater.

Bathroom

Frosted double-glazed front aspect, fitted with a modern white suite comprising P-shaped bath with chromium mixer tap and shower attachment, pedestal wash hand basin, low-level w.c., localised tiling, chromium towel warmer, ceramic tiled flooring.

OUTSIDE

Surrounding the property are well-kept communal areas with parking to the front.

TENURE

Leasehold—999 years from 07/09/1983 (957 years remaining)

Share of the Freehold

Service Charge currently £97.38 pcm

Managing Agents: York Close Estate Management Company Limited

Council Tax Band: B

Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative before 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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