



6 The Tannery
Arundale Walk, Horsham, West Sussex, RH12 1UP
Guide Price £300,000 Leasehold



**COURTNEY
GREEN**

Estate Agent • Letting Agent • Managing Agent

6 The Tannery, Arundale Walk, Horsham, West Sussex, RH12 1UP

Courtney Green are delighted to be offering for sale this spacious and very well appointed ground floor apartment, situated on the highly acclaimed Highwood development, designed and built by Berkeley Homes. With a high specification and attention to detail, the property features a spacious open plan kitchen/living space with French doors giving direct access to outside, two light and airy double bedrooms, the principal bedroom having a luxury fitted ensuite shower room and a further guest bathroom. All the rooms within the apartment are accessed from a spacious hallway with a large double utility cupboard and a further storage cupboard. The concept of the Highwood development is that of a classic English village culture where the traditionally styled homes, attractive street scenes, village pond and central square, create a real sense of community, yet in a location which is close to Horsham town centre, with its comprehensive range of shopping sporting and leisure facilities and transport links to London, Gatwick Airport and the coast.

The accommodation comprises:

Communal Door with security entry phone system.

Private Front Door to spacious

Entrance Hall

Radiator, Amtico flooring, double width cupboard housing boiler, space and plumbing for washing machine, further storage cupboard.

Open Plan Kitchen/Living Room

A bright room with French doors opening to the communal areas, Amtico flooring, side aspect windows, two radiators, satellite/TV/DAB/satellite media points. The Kitchen comprises a range of eye and base level cabinets and drawers with complimenting worktop services, inset sink and drainer, fitted appliances consisting of a four ring electric hob with concealed extractor hood over, fridge freezer and dishwasher.

Principal Bedroom

A large double bedroom with front aspect window, radiator, triple wardrobe cupboards with sliding doors.

En-Suite Luxury Shower Suite

Comprising a full width walk-in shower, low level w.c with concealed dual flush cistern, wall hung wash hand basin with mixer tap, double mirror fronted inset fitted cabinet with light, towel radiator, Amtico flooring, down lighting, extractor fan.

Bedroom 2

A further double bedroom with front aspect window, radiator.

Bathroom

A luxury bathroom suite comprising an enclosed panel bath with shower over, wall hung wash hand basin with mixer tap, vanity shelf with large recessed mirror and shaver point, towel radiator, down lighting, Amtico flooring.

OUTSIDE

Communal gardens surround the property.

Resident's private parking with allocated parking space (Space A), directly outside the apartments external entrance. In addition, there are a number of visitors spaces nearby.

Two Lockable bike storage areas and Bin Storage Area.

Additional Information

Leasehold - 125 years from January 2016

Service Charge - £1612.18 per annum from 01/10/2024 - 30/09/2025

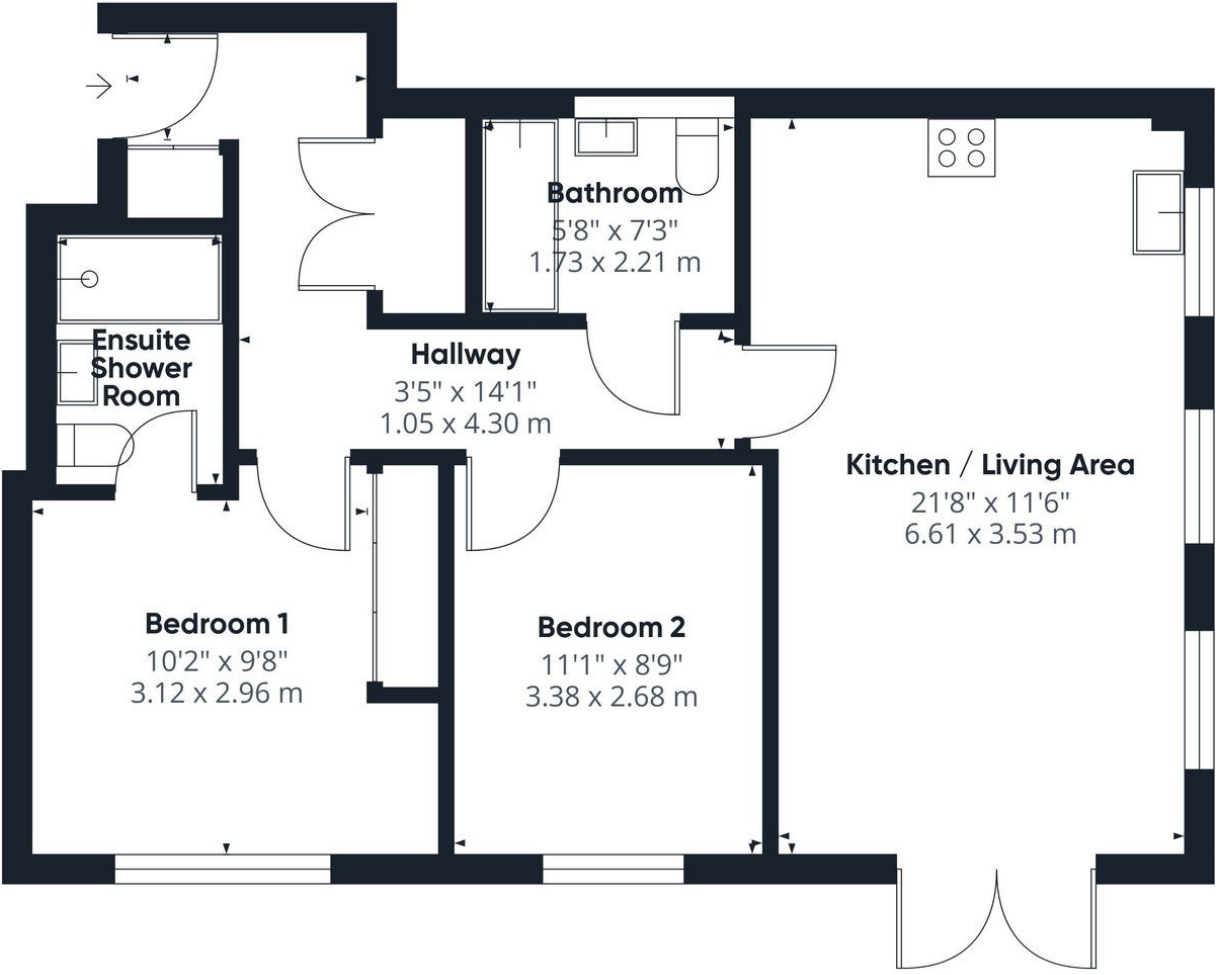
Estate Charge - £152.97 per annum

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: 25/5838/21/07





Approximate total area⁽¹⁾
679 ft²
63.1 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92 plus)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

