









25 Clarence Court Clarence Road, Horsham, West Sussex Price £325,000 Leasehold



25 Clarence Court, Clarence Road, Horsham RH13 5TS

Courtney Green are pleased to offer for sale this very well-appointed first-floor Principal Bedroom luxury apartment, purpose built for retirement living by McCarthy & Stone in Twin side aspect, telephone point, tv point, shelved cupboard, walk-in wardrobe 2014 and available to those aged 60 years and above.

This apartment is state of the art and features thermostatically controlled En-Suite Bathroom storage cupboard, a light and airy lounge/dining room which opens on to a well electric towel warmer. -appointed kitchen with integrated appliances, a principal bedroom with a luxury en suite bathroom and a large walk-in wardrobe, a second double Bedroom Two bedroom and a fitted wet room.

Clarence Court provides a House Manager on duty in office hours Wet Room and the communal gardens, a visitor's guest suite, a laundry room and mobility mixer tap, mirror and shaver point. Electric towel warmer. scooter store with charging points. There is a lift to all floors and outside car parking is available on site to residents. The development is approximately a OUTSIDE quarter of a mile from Horsham town centre and half a mile from Horsham railway station. Conveniently located outside the development is a bus stop.

The accommodation comprises

Security Entry Phone system and fob controlled main Entrance Door to the There is resident's parking area for which a nominal charge is made facilities.

Lift to First Floor Level and Private Front Door to

Entrance Hall Wall-mounted video entry phone and Tunstall emergency Service Charge - From 1st October 2024 £4225.92 communication device, door to cupboard housing a Gledhill PulsaCoil electric Ground Rent - £495 per annum boiler, slatted shelving and space for storage.

Living / Dining Room Bay window side aspect, tv/fm/satellite point.

Kitchen

Fully fitted with a range of base and wall mounted cupboards and drawers in light wood effect finish, incorporating a single drainer stainless steel sink with monobloc tap, Hotpoint halogen hob with stainless steel filter hood over, eye level Neff electric oven, fridge freezer, integrated John Lewis slimline dishwasher, pelmet lighting, ceramic tiled flooring.

with shelved units, hanging rails and shoe rails.

underfloor heating, oak veneered doors with chromium furniture to all rooms, Fully tiled and fitted with a panel enclosed bath with mixer tap, thermostatic terrestrial and satellite television connections, illuminated light switches shower control, wall bracket and hand shower, vanity shelf with inset 'Ideal' and double-glazing throughout. It comprises a spacious entrance hall with a wash basin and cupboard under, low-level WC, mirror and shaver point,

Side aspect, tv point.

complemented by a 24-hour emergency call system for peace of mind. Fully tiled with shower area comprising a glass screen with thermostatic shower Communal facilities include residents' lounge with doors leading to a patio control, wall bracket and hand shower, low-level WC, pedestal basin with

Within the development there are delightful well kept communal gardens with

Parking

reception area, off which is the residents' lounge and access to all communal The development is located within Horsham District Council resident's parking - Zone D

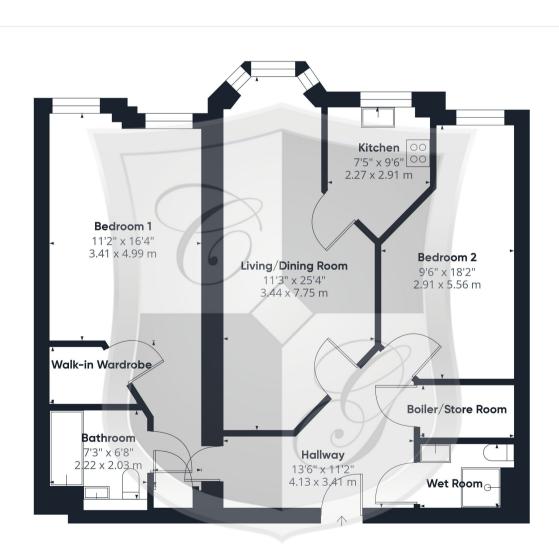
TENURE

Leasehold - 125 years from 2014

Council Tax Band-D

Ref: 24/5613/15/05

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





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