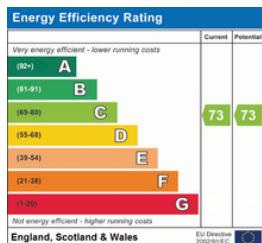
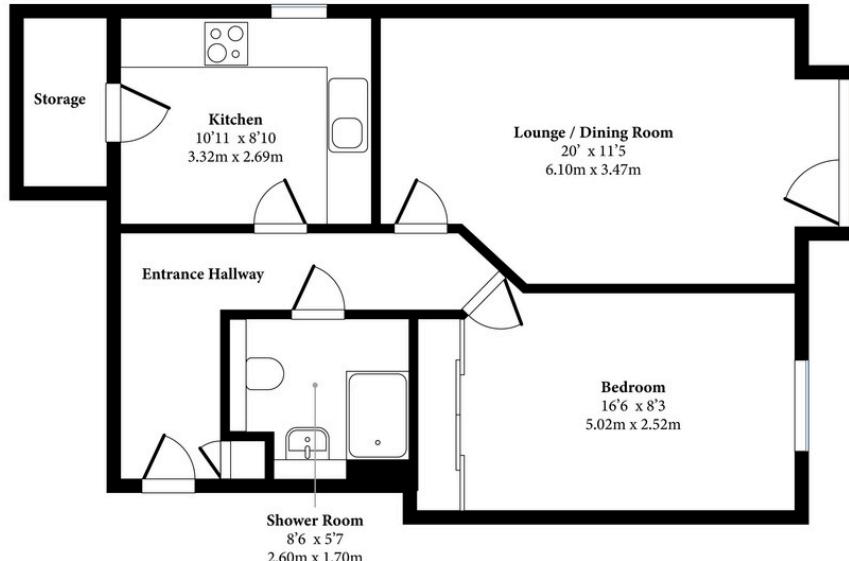




# NORTH PARADE, HORSHAM

TULIP COURT IS AN ATTRACTIVE DEVELOPMENT EXCLUSIVELY FOR RESIDENTS AGED 55 AND OVER. WITH JUST 20 HOMES, IT OFFERS A WARM, PRIVATE AND WELL-MAINTAINED COMMUNITY.

Floor plan for illustrative purposes only, features and room dimensions may not be to scale. However every care has been taken to provide accurate measurements.



**TENURE:** LEASEHOLD.

**LEASE TERM:** 99 YEARS FROM 25TH OF MARCH, 1988, 62 YEARS REMAINING.

**SERVICE CHARGE:** £3,912 PER ANNUM. (£326 P.M.)

**GROUND RENT:** £50 P.A.

**COUNCIL TAX:** BAND B.

THE ESTATE MANAGER IS ON HAND IF NEEDED AND VISITS WEEKLY.

IF YOU WOULD LIKE TO KNOW MORE ABOUT THIS PROPERTY,

THE AREA OR TO ARRANGE A VIEWING CALL

**REBECCA BATCHELOR ON 07464 043 045**

# PROPERTY FEATURES

## OUTSIDE

- TULIP COURT WAS BUILT IN 1987, AND IS AN ATTRACTIVE DEVELOPMENT EXCLUSIVELY FOR RESIDENTS AGED 55 AND OVER. WITH JUST 20 HOMES, IT OFFERS A WARM, PRIVATE AND WELL-MAINTAINED COMMUNITY. THE CURRENT OWNERS HAVE ENJOYED LIVING HERE FOR THE PAST DECADE.

*"We like living in Tulip Court because our top floor corner position gives us a real sense of peace and privacy, a quiet little retreat above it all being un overlooked means we have uninterrupted rooftop views where we watch the sunset in the western skyline, the tall trees attract plenty of birds, which we enjoy watching. The surprisingly roomy kitchen, big enough for a full American style fridge freezer, which is rare in a one bed, makes entertaining, easy and enjoyable. The post office at the end of the lane and the Co Op over the road and the pub on the green nearby provides a community and quality of life that's hard to find."*

- PERFECTLY POSITIONED, TULIP COURT IS CLOSE TO LOCAL BUS ROUTES, A CONVENIENCE SHOP, AND THE LOVELY HORSHAM PARK - IDEAL FOR A RELAXING STROLL ON A SUNNY DAY. HORSHAM'S HISTORIC TOWN CENTRE IS JUST A 10-MINUTE BUS RIDE AWAY, OFFERING AN EXCELLENT MARKET, INDEPENDENT SHOPS, RESTAURANTS, A LIBRARY, BAKERS, HAIRDRESSERS, SUPERMARKETS AND A WEALTH OF LEISURE FACILITIES. FOR THOSE WHO TRAVEL, HORSHAM TRAIN STATION IS ONLY 0.5 MILES AWAY, PROVIDING DIRECT SERVICES TO LONDON VICTORIA & LONDON BRIDGE IN AS LITTLE AS ONE HOUR.
- THIS CHARMING TOP-FLOOR ONE-BEDROOM FLAT OCCUPIES THE FOOTPRINT OF A TWO-BEDROOM PROPERTY, GIVING IT NOTICEABLY MORE SPACE THAN MOST HOMES OF ITS TYPE. CHARACTERFUL SLOPING CEILINGS ADD INTEREST, WHILE THE GENEROUSLY SIZED BEDROOM INCLUDES BUILT-IN WARDROBES. THE SPACIOUS KITCHEN OFFERS AMPLE STORAGE AND ROOM FOR APPLIANCES, AND THE RECENTLY REFURBISHED SHOWER ROOM FEATURES NEUTRAL GREY TONES FOR A FRESH, MODERN FEEL.
- ONE OF THE STANDOUT FEATURES IS THE INVITING SITTING ROOM, COMPLETE WITH A JULIET BALCONY OVERLOOKING THE ROOFTOPS OF RESIDENTIAL HORSHAM AND THE SURROUNDING TREES, WHERE BIRDSONG IS A DAILY PLEASURE. IT'S ALSO THE PERFECT VANTAGE POINT TO ENJOY STUNNING SUNSETS.
- OUTSIDE, RESIDENTS CAN ENJOY THE PEACEFUL, WELL-KEPT COMMUNAL GARDEN - A LOVELY SPOT TO RELAX IN GOOD WEATHER, A SECLUDED DINING AREA KNOWN AS 'THE NOOK' PROVIDES A SPACE FOR OUTDOOR EATING. PRIVATE PARKING SPACES ARE LOCATED AT THE REAR OF THE PROPERTY FOR ADDED CONVENIENCE.