



**Horsham Gates, Horsham, West Sussex RH13 5TZ**  
**Asking price £200,000**

**& LINES**  
*James*



## 305 Horsham Gates

- ONE BEDROOM APARTMENT
- GOOD LOCATION
- UPPER GROUND FLOOR
- EPC RATING C
- COUNCIL TAX BAND B
- WELL PRESENTED
- PERMIT PARKING
- LEASEHOLD

A very well-presented one-bedroom apartment situated within the popular development of Horsham Gates in close proximity to the train station and town centre.

### Location

Horsham Gates is conveniently situated within a stone's throw from the mainline train station, offering services to London in just under the hour. The town centre is a short walk away and the popular Lidl supermarket is located across the road. Horsham is a thriving town with a number of independent and high street retail shops, cafes and restaurants, as well as several supermarkets including a Waitrose/John Lewis at home. By car the A264 is only a short drive away connecting the road networks to London, Gatwick and the south coast.



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### Property

This apartment offers modern open plan living with accommodation comprising: Entrance lobby with space for coats and shoes leading to the open plan kitchen/living area. The kitchen is fitted in white high gloss eye and base level units with complimenting black worktops, a breakfast bar creates space to dine. Integrated appliances include fridge/freezer, oven, hob & extractor and slimline dishwasher. A built in cupboard in the kitchen houses the washing machine. Large windows spanning the length of the room provide plenty of natural light.

The double bedroom benefits from fitted wardrobes with built in drawers and sliding mirrored doors. The bathroom is fitted in a white suite with shower over bath, a vanity unit to the basin creates useful storage.

The property benefits from gas central heating via a communal system, double glazing throughout and a video entry call system.

### Outside

The property can be access from two points, at the main communal entrance the grounds are well maintained. There is also secure access to the property from the car park. The car park is predominately covered and operates a permit parking system for all residents, with one permit included with this property.

Tenure: Leasehold 125 years from 25th March 2016

Annual Ground Rent: £250 per annum

Ground Rent Review Period: 20 years from commencement

Annual Service Charge: £1881.76 per annum paid in quarterly instalments of £470.44. This includes building insurance.

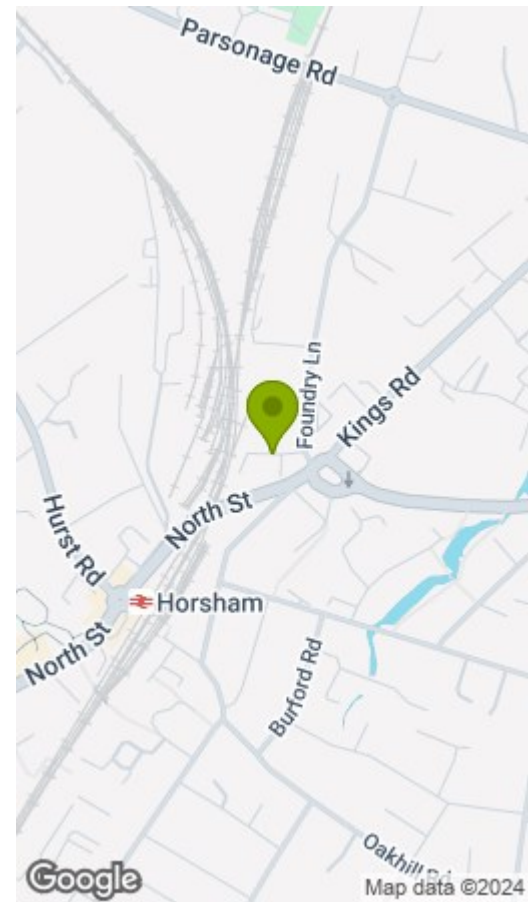
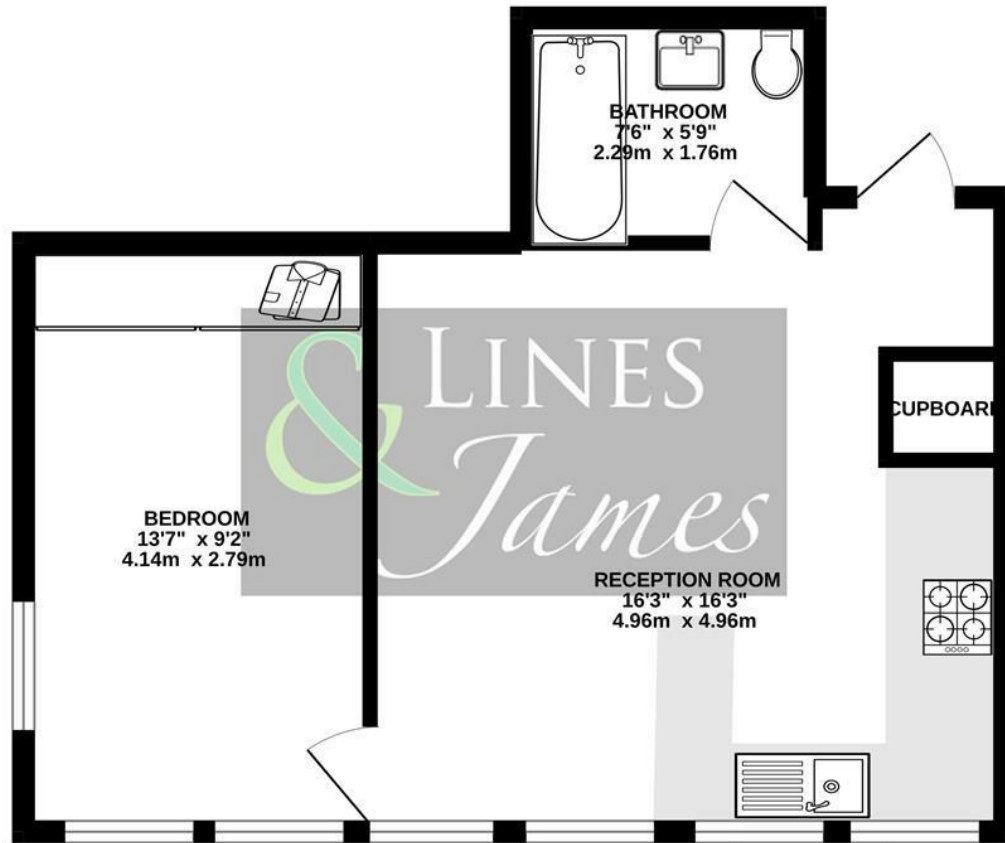
Service Charge Review Period: Annually



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GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>76</b>	<b>76</b>

TOTAL FLOOR AREA: 429 sq.ft. (39.9 sq.m.) approx.  
Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.  
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