



**Flat 13, North Ash Hawthorn Close, Horsham, RH12 2BW**  
**£1,200 Per month**

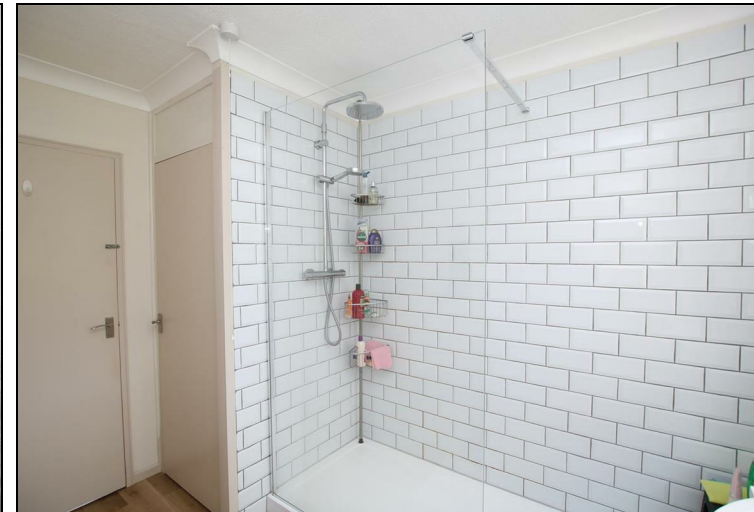
**& LINES**  
*James*

## North Ash, Horsham

- FIRST FLOOR FLAT
- TWO BEDROOMS
- UNDERGROUND PARKING SPACE
- LIFT ACCESS
- EPC RATING D
- COUNCIL TAX BAND C
- UNFURNISHED
- 12 MONTHS +
- DEPOSIT £1384.61
- AVAILABLE EARLY JUNE

A well presented first floor flat with lift access and an allocated underground parking space.

Lines & James are pleased to bring this spacious first floor flat to the market which benefits from a balcony and lift access. The accommodation is presented in good order and comprises: Entrance hall, lounge/diner with opening to a modern fitted kitchen, light and airy shower room with storage cupboard, double bedroom with fitted wardrobes and further double bedroom. The property is fully double glazed with electric heating and has one allocated parking space in the underground car park.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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