



**North Parade, Horsham, RH12 2TB**  
**Asking price £210,000**



# Greenacres, North Parade

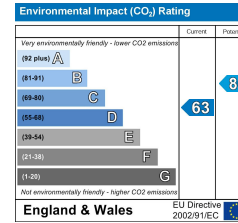
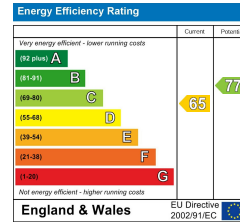
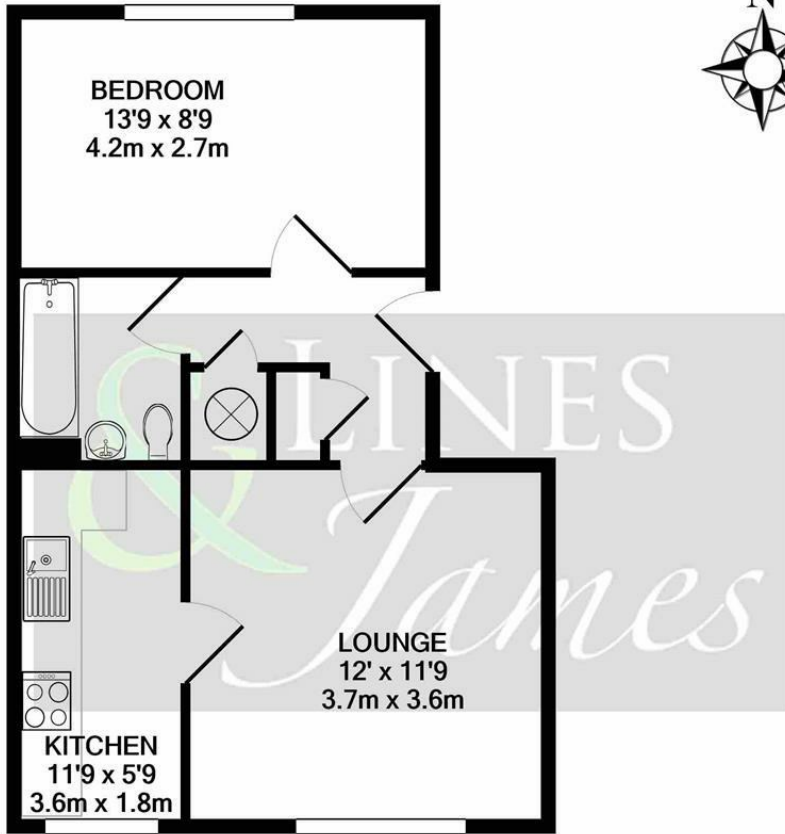
- NO CHAIN
- GROUND FLOOR FLAT
- ONE BEDROOM
- WELL PRESENTED
- ALLOCATED PARKING
- COUNCIL TAX BAND C
- EPC RATING D
- LEASEHOLD

Offered for sale with No Chain. A well presented one bedroom ground floor flat situated in favoured development of Greenacres, which is within walking distance of the town centre and station.

## Location

This apartment is situated in a popular development situated within easy reach of the town centre and mainline train station offering services to London Victoria in under an hour. 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. By car the A24, linking with the A264 are only a short drive away, connecting the road networks to London, Gatwick and the south coast.





### Property

Well maintained communal areas lead to this ground floor flat, once inside the property the entrance hall offers a small storage cupboard and an airing cupboard. The living room enjoys a view of the communal grounds. The kitchen is fitted in a range of eye and base level units with oven, hob, extractor, space for washing machine and Fridge/Freezer. A good sized double bedroom provides ample room for free standing wardrobes. The bathroom is fitted in a coloured suite and benefits from a pumped mixer tap shower over the bath.

The property also benefits from double glazing throughout and G.C.H - boiler fitted in May 2021.

### Outside

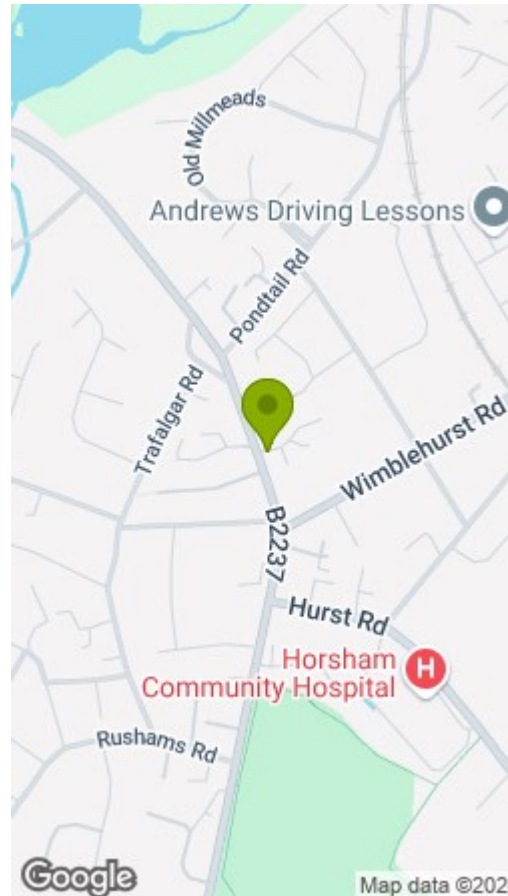
Greenacres is surrounded by leafy trees and pleasant communal grounds, there is an allocated parking space which can be viewed from the property.

### Lease Information

156 Years remaining  
Service Charge - £100 per month  
Ground Rent N/A

### Agents 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 in good faith but we have not necessarily had sight of any formal documentation relating to the above.



TOTAL APPROX. FLOOR AREA 412 SQ.FT. (38.3 SQ.M.)

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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