



Fishers Court, Horsham, RH12 2RJ
Asking price £235,000

& LINES
James

Fishers Court, Horsham

- TWO BEDROOMS
- PURPOSE BUILT FLAT
- FIRST FLOOR
- GREAT LOCATION
- WELL PRESENTED
- SPACIOUS
- ALLOCATED PARKING
- EPC RATING C
- COUNCIL TAX BAND C
- LEASEHOLD

A well appointed two bedroom flat presented in excellent order and conveniently located within walking distance of the town centre, park and mainline railway station.

Location

This apartment is situated in the development of Fishers Court which is positioned within easy reach of the town centre, popular park 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.

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Property

This purpose-built first floor flat offers a well-designed layout that maximises the available space, creating a cosy yet spacious living arrangement. A well maintained communal area leads to the property. On entering the flat there is a long hallway where a number of windows allow plenty of natural light. The lounge/diner is a good size with plenty of room for living and dining areas and features laminate wood flooring. The stylish kitchen has been refitted by the current owners and is fitted in a range of white gloss eye and base level units with complementing wood effect worktops and mauve brick style tiling. There is space for a fridge/freezer, freestanding oven, washing machine and slimline dishwasher. The main bedroom has plenty of space and benefits from fitted wardrobes with sliding mirrored doors. The second bedroom is a large single. The bathroom has also been refitted and features a white suite with shower over bath which has been fitted with a pump to ensure good pressure. Contrasting brick tiling, wood effect vinyl flooring and a large heated towel rail add the finishing touches. An airing cupboard in the bathroom houses the immersion tank.

Additional features include gas central heating to radiators and recently fitted double glazed windows throughout.

Outside

Fishers Court is surrounded by well maintained communal grounds, with an allocated parking space to the rear of the development.

Lease Information:

112 Years remaining

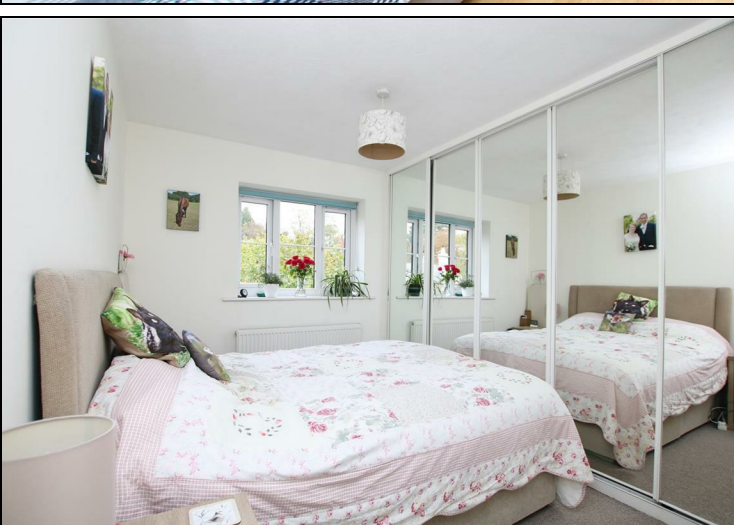
Service Charge - £2200.16 per year, current to March 2025

Ground Rent - 300 per year, current to March 2025

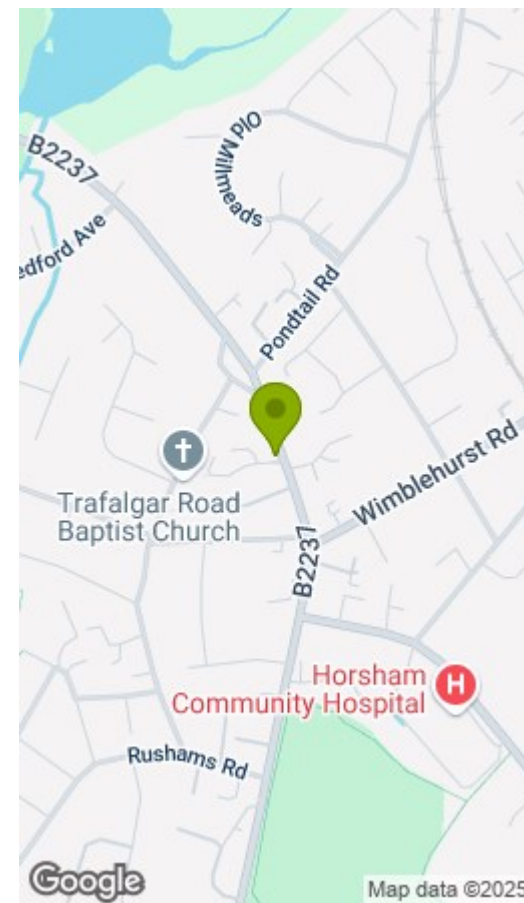
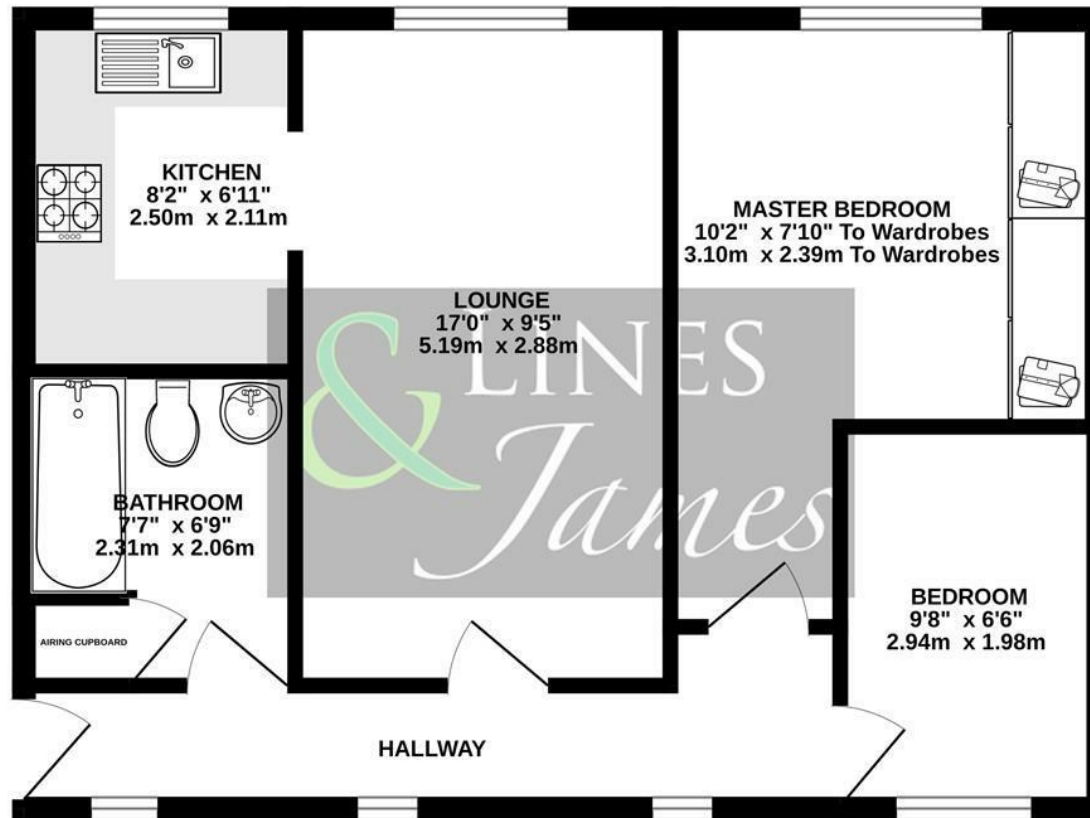
Agents Note:

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.

**** Disclosure of personal interest:** Please note that the Vendor of this property is a relation of an employee of Lines & James Ltd. ******



FIRST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



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

TOTAL FLOOR AREA : 527 sq.ft. (49.0 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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