



Bennett Court, Denne Parade, Horsham, RH12 1BU
Asking price £257,500

& LINES
James

Bennett Court, Denne Parade

- NO ONWARD CHAIN
- TWO BED APARTMENT
- TOWN CENTRE LOCATION
- OPEN PLAN LIVING AND KITCHEN AREA
- EN-SUITE TO MASTER BEDROOM
- ALLOCATED PARKING
- COUNCIL TAX BAND C
- EPC RATING B
- LEASEHOLD

Offered for sale with no onward chain A modern and contemporary two bedroom ground floor apartment. Situated in the heart of the town, within a short walk from the mainline station and benefiting from an allocated parking space.

Location

Situated in a modern town centre development this ground floor apartment allows the array of amenities on offer in this historic market town to be accessible in minutes. 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. There is a popular park with a leisure centre which again can be accessed on foot. The mainline station which offers services to London Victoria, in just under the hour, is also conveniently located only a short walk away. By car the commuter routes the A264 and A281 can be reached easily connecting road networks to London, Gatwick and the south coast.



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Property

The apartment was built in 2014 and is finished to a high standard, offering contemporary interior. The accommodation comprises: L-shaped entrance hall with cupboard which houses the washing machine, lounge/diner featuring square bay window, stylish wood flooring and open plan kitchen which is fitted with a range of white gloss eye and base level units with complementing dark wood effect worktops and integrated appliances. The master bedroom benefits from a built in wardrobe and a fully tiled en-suite shower room, there is a further double bedroom and family bathroom which is also fully tiled and has a shower over bath.

Additional features UPVC double glazed windows, gas central heating to radiators and secure entry phone system.

Outside

The development is situated off Denne Road with a paved car park to the rear where the allocated parking space is located together with a cycle store.

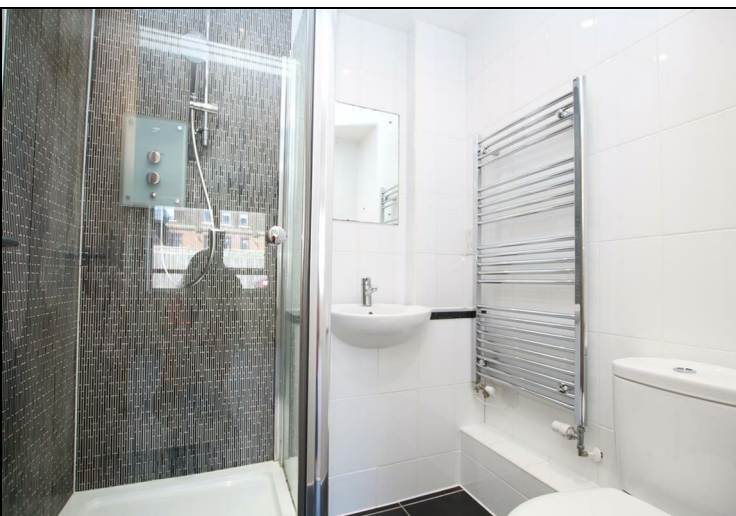
Lease - Approximately 114 years remaining.

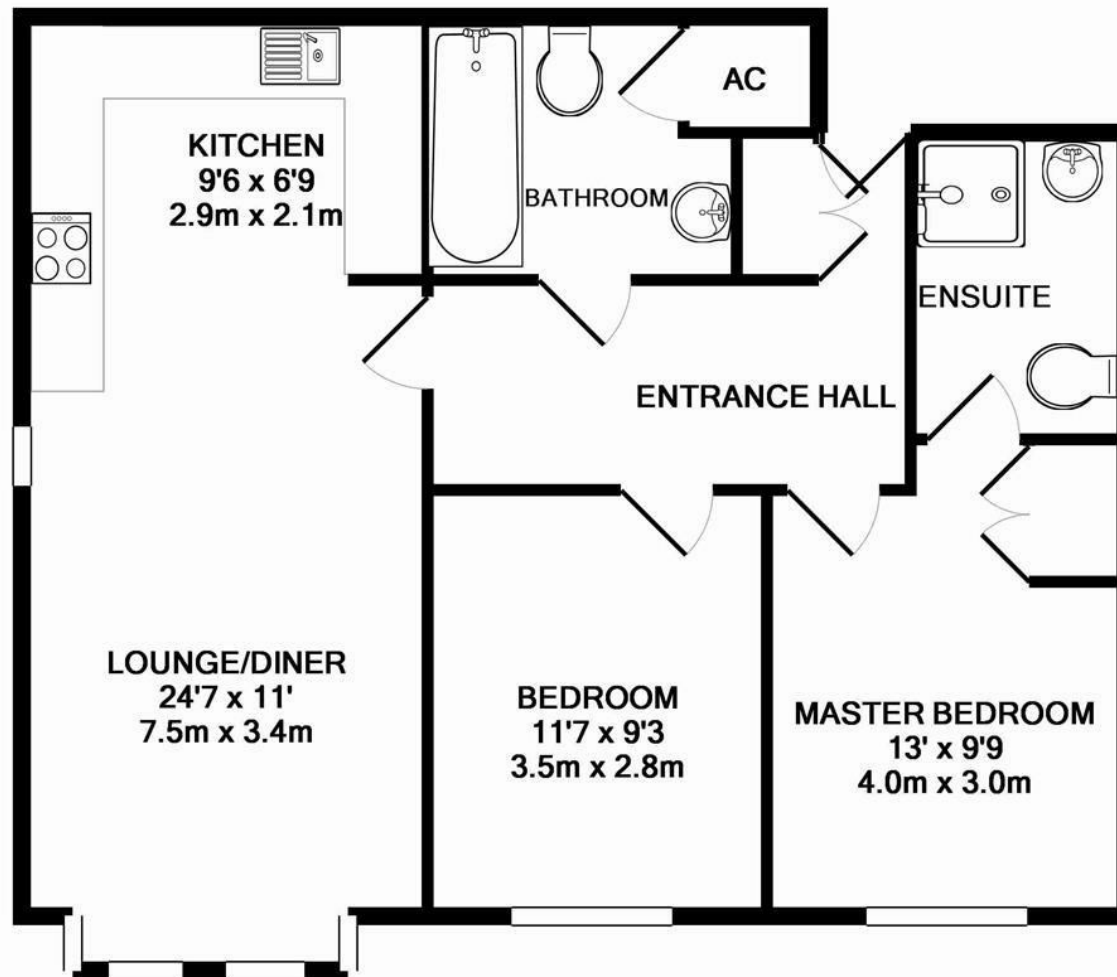
Service charge - Approximately £156 a month until April 2025

Ground Rent - £249.96 per year

Agent's 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.

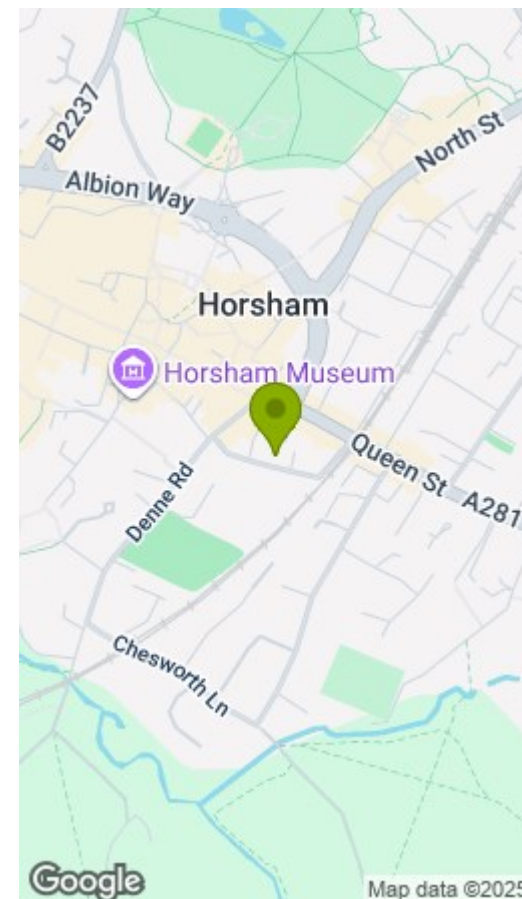




TOTAL APPROX. FLOOR AREA 718 SQ.FT. (66.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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	

