



Arran Court, Gilligan Close, Horsham, Sussex RH12 1UA
Asking price £225,000

& LINES
James

Gilligan Close, Horsham

- NO CHAIN
- TOP FLOOR
- TWO BEDROOMS
- SPACIOUS
- ALLOCATED PARKING
- GREAT LOCATION
- COUNCIL TAX BAND B
- EPC RATING C
- LEASEHOLD

Location

Gilligan Close is a peaceful location, yet close to the town centre within a popular part of the town. The town centre can easily be reached on foot via a section of the River Walk making this a pleasant journey which connects you straight to Aldi & Waitrose/John Lewis. The station is just over a mile away with services to London Victoria in under the hour. By car the A264 can be accessed in a short drive, linking a number of commuter routes from the South Coast, Gatwick and London.

Horsham is a thriving town with a number of independent and high street retail shops, cafes and restaurants, as well as several supermarkets and recreational facilities.



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Property

Lines & James are pleased to offer this spacious top floor flat with accommodation comprising: The Entrance hall offers plenty of room for coats and shoes and also benefits from two useful storage cupboards. Large dual aspect living room with ample space for living and dining areas. Kitchen which is fitted in range of cream eye and base level units with built in oven, hob & extractor. Good size double bedroom and further bedroom. The bathroom is fitted in a white suite, with shower over bathroom

Additional features include Gas Central Heating and double glazing throughout.

Outside

The development is adjacent to a section of Horsham River walk and offers a pleasant outlook from the property and communal grounds. There is an allocated parking space with some further parking options around the development.

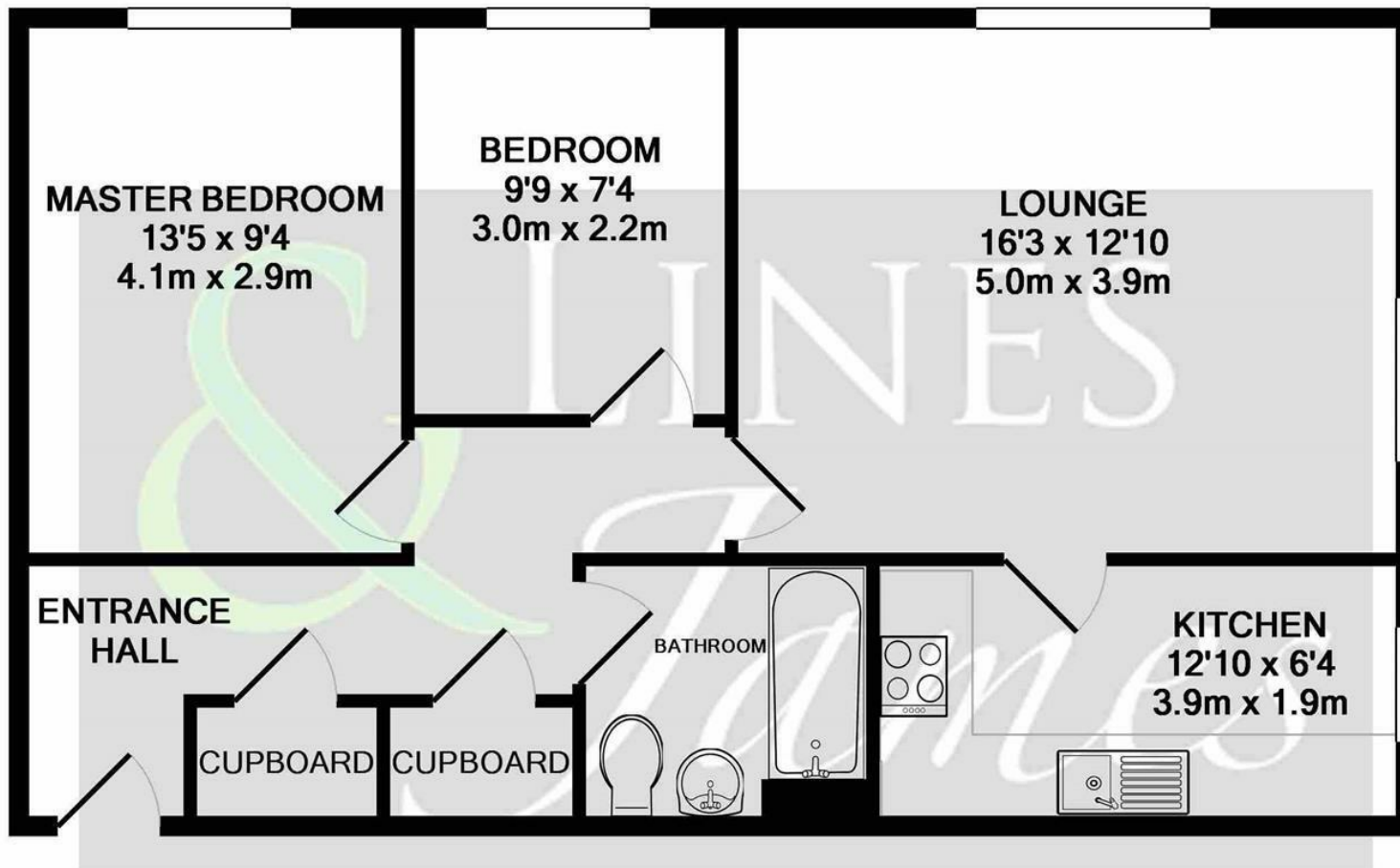
Lease - 99 years from 24 June 1981 (we have been informed by the vendor that the Lease is due to be extended to 999 Years prior to completion)

Service charge - Approximately £1236.00 per annum

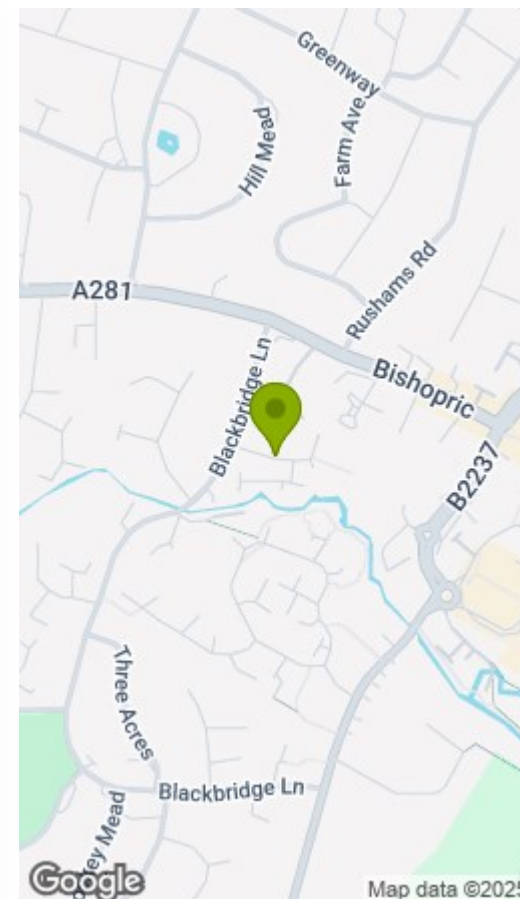
Agent's Note:

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.





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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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	
		75 83		71 82	

