



Pondtail Park, Horsham, West Sussex RH12 5LD
Asking price £279,000

& LINES
James

Pondtail Park, Horsham

- GROUND FLOOR
- TWO BEDROOMS
- EN-SUITE TO MAIN BEDROOM
- DIRECT ACCESS TO SHARED GARDEN AREA
- ALLOCATED PARKING SPACE
- PEACEFUL DEVELOPEMENT
- COUNCIL TAX BAND C
- EPC RATING C
- LEASEHOLD

A well presented two bedroom ground floor apartment located in a development off Pondtail road with direct access to outside space.

Location

The apartment is tucked away within the development, which is positioned on the popular North side of Horsham. The town centre and the mainline station are conveniently situated within two miles. Littlehaven station is under a mile away making it easily accessible on foot and provides 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 A264/A24 are accessible within a short drive, connecting the road networks to London, Gatwick and the South coast.

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Property

Lines & James are pleased to offer this spacious ground floor apartment to the market. The accommodation is presented in good order throughout and comprises: Entrance hall, good sized lounge/diner which features patio doors onto a shared garden area. Open plan kitchen, fitted in a range of wood effect eye and base level units with complementing dark worktops, grey tilling and integrated appliances. The main bedroom benefits from fitted wardrobes and full en-suite bathroom with shower over bath. A window in the en-suite provides natural light and ventilation. The second bedroom also has fitted wardrobes. A spacious shower room and cupboard housing the water cylinder which also provides storage space completes the accommodation.

Outside

The apartment benefits from direct access to a communal garden area allowing the outside to be enjoyed, yet still having the advantage of being able to pop back indoors. There is one allocated parking space and some racks for securing bikes.

Lease Information:

999 Years from 2002

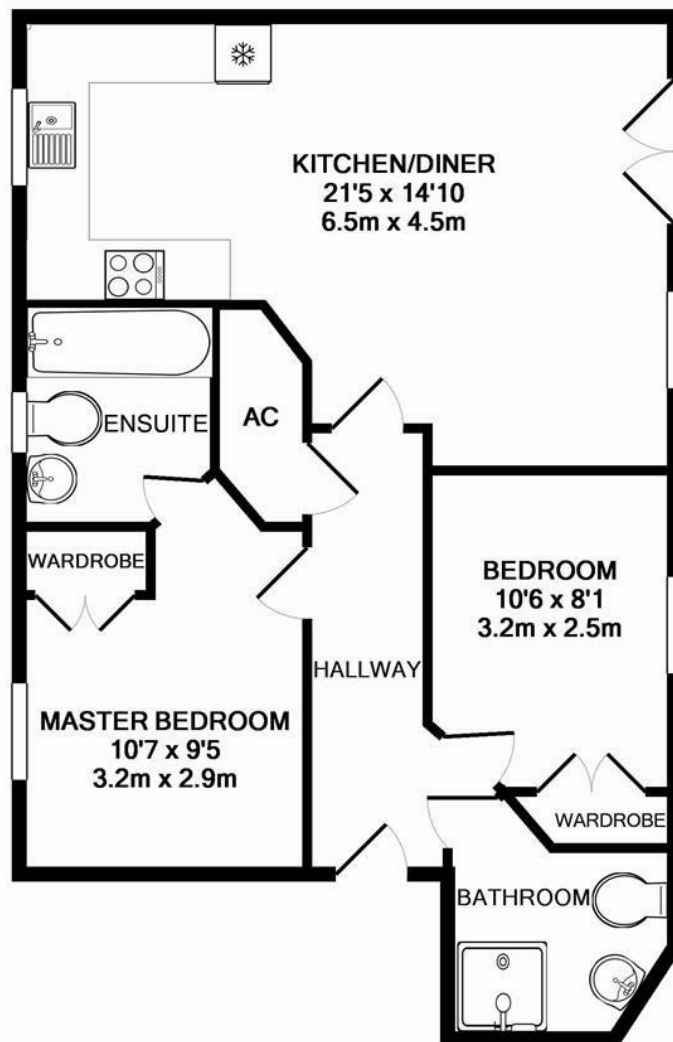
Service Charge £1134.65 per half year

Ground Rent - N/A

Agents Note:

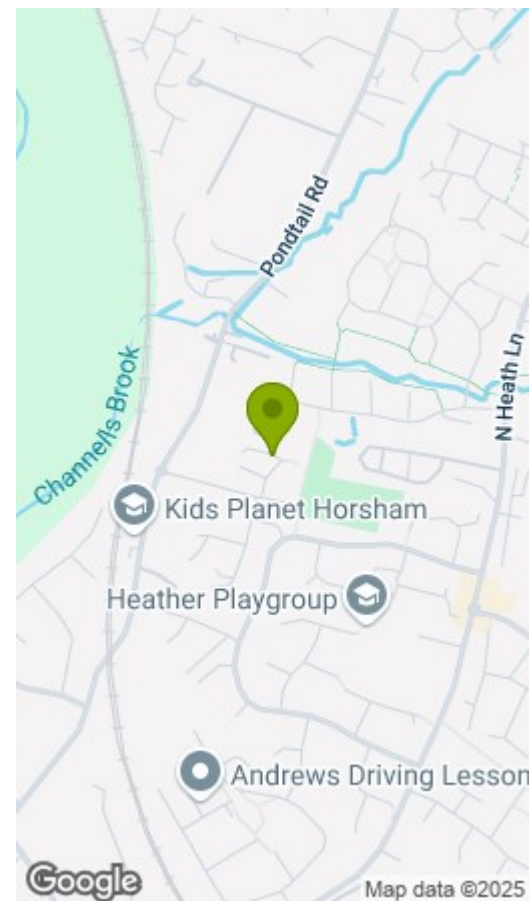
We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients in good faith but we have not necessarily had sight of any formal documentation relating to the





TOTAL APPROX. FLOOR AREA 637 SQ.FT. (59.2 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	

