



Cotswold Court, Horsham, RH13 5ST
Offers in the region of £250,000

LINES
& James

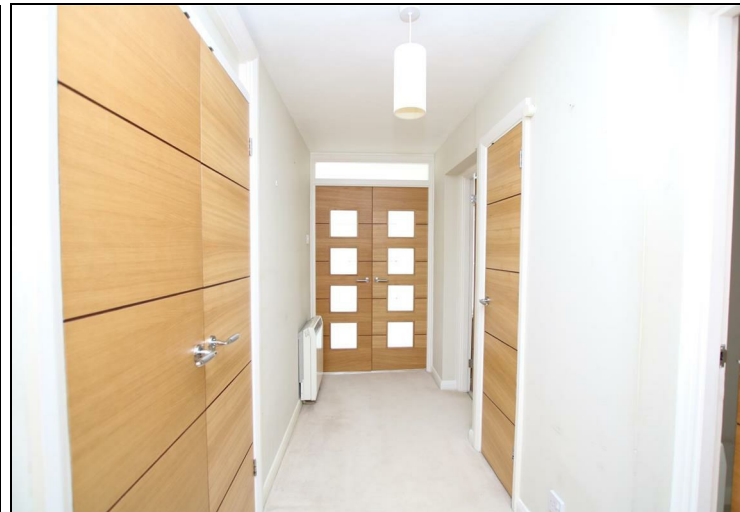
Cotswold Court, Horsham

- NO CHAIN
- FLAT
- FIRST FLOOR
- GARAGE
- SPACIOUS
- CLOSE TO STATION
- LEASEHOLD
- 164 YEARS REMAINING
- EPC RATING D
- COUNCIL TAX BAND C

Offered for sale with no onward chain. A spacious two bedroom first floor flat situated close to the station with a balcony and garage

Location

The property is situated within the peaceful development of Cotswold Court, surrounded by well tended communal gardens. Horsham mainline train station is a short walk away and the town centre is just over 10 minutes walk from the property. By car the A264 is easily accessible connecting the commuting links of the M23/M25, 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.





Property

The property is approached by a communal stairwell with a secure entry phone system. The accommodation is spacious and benefits from a balcony which is in a fortunate position to appreciate the view over the communal grounds with attractive established trees. A generous entrance hall benefits from a useful storage cupboard and cupboard housing the fuse board. The dual aspect living room boasts plenty of natural light with a door to the balcony. The living room features a bespoke built in dresser with an additional base and wall unit by the kitchen offering extra storage. The kitchen is fitted in a range of wooden base and eye level units with complementing light worktops with built in pan rest either side of the hob, There is an integrated fridge/freezer, slimline dishwasher, washer/dryer and oven, hob and extractor. The main bedroom is a good size with a floor to ceiling window overlooking the balcony and built in wardrobe, the second bedroom is also a good size and benefits from a built in wardrobe. The bathroom is fully tiled and fitted in a white suite with shower over bath. A window allows natural light and ventilation with vanity units providing storage and heated towel rail.

Additional benefits include stylish internal doors, electric heating, Potterton fan flued gas water heater and double glazing throughout.

Outside

Cotswold Court offers well maintained grounds between the property buildings and blocks of garages. This property benefits from a garage with parking available around the development on a first come first served basis.

Lease 164 years remaining

Service Charge £1253.64 per annum payable half yearly

No ground rent due.

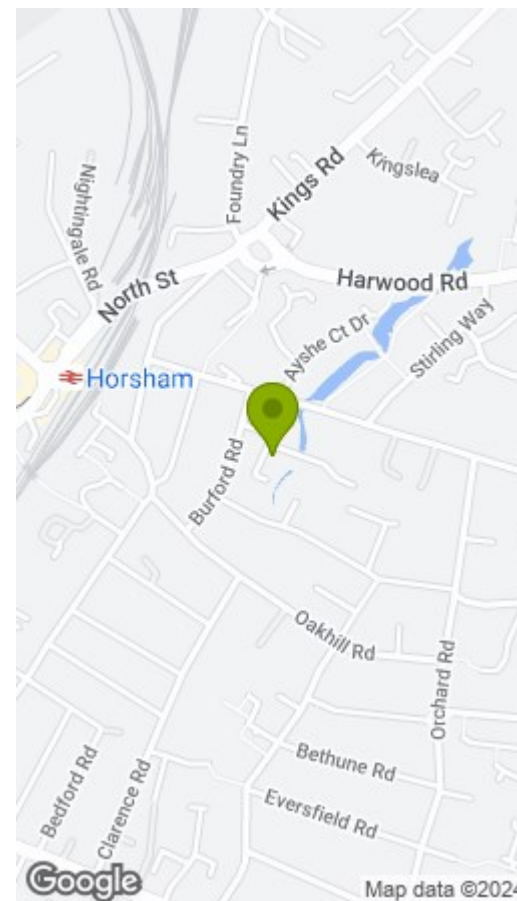
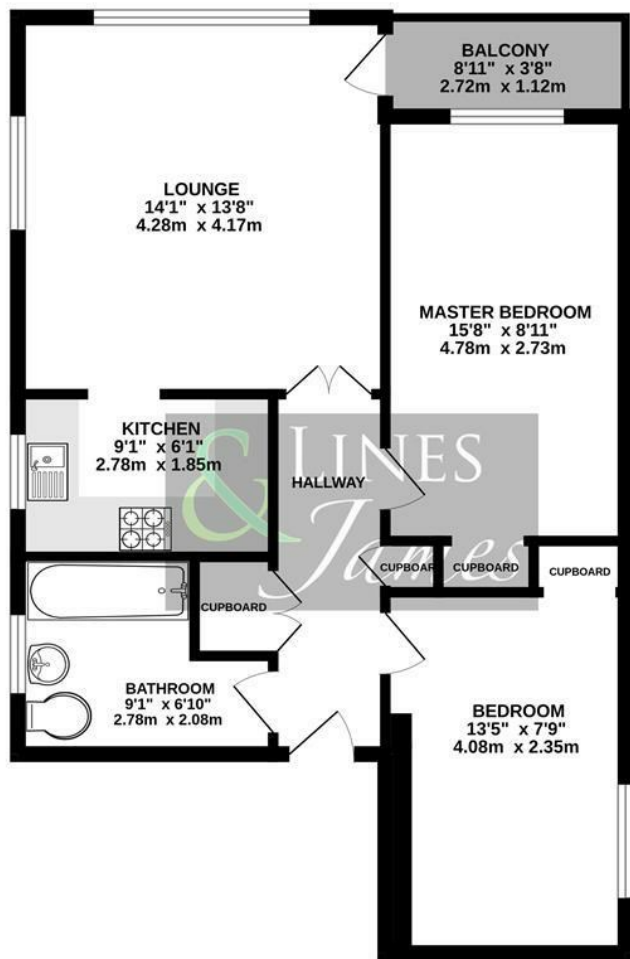
Agent's Note:

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.





FIRST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(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
		64	
		78	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

TOTAL FLOOR AREA: 710sq.ft. (66.0 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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24 Worthing Road, Horsham, West Sussex, RH12 1SL
Tel: 01403 210088
lettings@linesandjames.com
www.linesandjames.com

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