



Connells

St Leonards Oak Tree Way
Horsham

St Leonards Oak Tree Way Horsham RH13 6TD

for sale guide price
£225,000



Property Description

We are very pleased to offer for sale this two bedroom first floor apartment forming part of this attractive late Victorian building, which was refurbished and converted into six individual properties in 1993. There are many character features, inherent in a property of this era, including high ceilings. The accommodation comprises entrance hall, living room, kitchen, two bedrooms, en-suite and bathroom.

In addition, the property offers a fabulous terrace which is accessed from the living room. The property also features generous room sizes throughout, which are further enhanced by the high ceilings. Outside, there are well tended communal gardens to the rear with allocated parking spaces to the front.

The property is offered for sale with the benefit of no forward chain.

Conveniently located within a highly sought after area, being a short distance of the town centre with its comprehensive range of shopping and recreational facilities, John Lewis and Waitrose stores, the Capitol Theatre, the Pavilions Leisure Centre and Horsham park. You will find the local Tesco Express off of Redkirk Way a short distance away for your everyday smaller needs. Horsham mainline station provides regular and direct services to both London Bridge and Victoria. The A24 Horsham bypass provides access via the M23 to Gatwick Airport, the M25 and to the South Coast.

Hall

Living Room

16' 4" (max) x 12' (max)
(4.98m (max) x 3.66m (max))

Kitchen / Diner

15' 7" (max) x 12' 1" (max)
(4.75m (max) x 3.68m (max))

Bedroom 1

11' 5" (max) x 9' 8" (max)
(3.48m (max) x 2.95m (max))

Ensuite

Bedroom 2

9' 7" (max) x 8' 1" (max)
(2.92m (max) x 2.46m (max))

Bathroom

8' 1" (max) x 7' 8" (max)
(2.46m (max) x 2.34m (max))

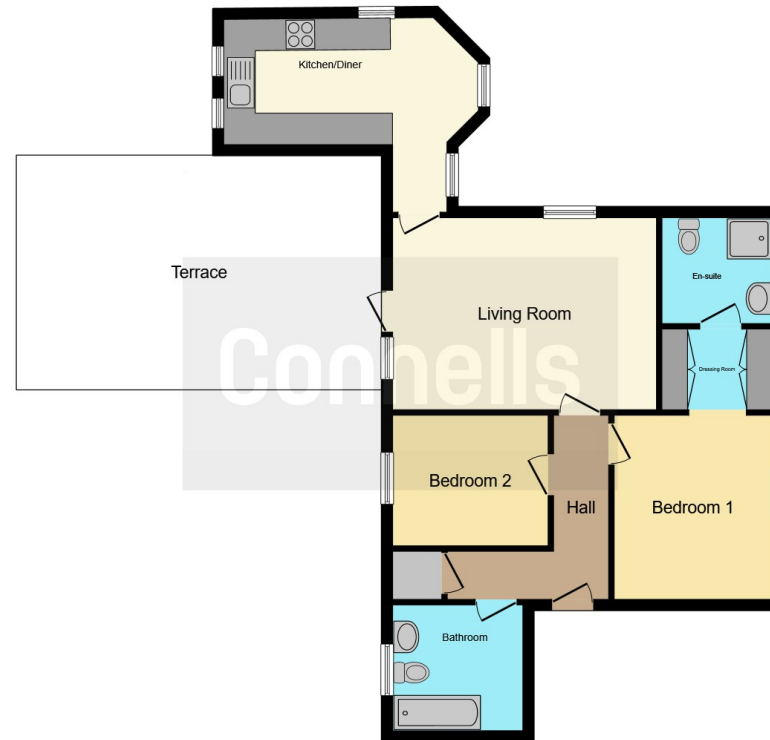
Terrace

22' 8" (max) x 14' 6" (max)
(6.91m (max) x 4.42m (max))









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: E Council Tax
 Band: D

Service Charge:
 3763.04

Ground Rent:
 714.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HS406831

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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