



**301 The Forum Lower Tanbridge Way Horsham West Sussex RH12 1PS**

**£775pcm**



Henry Adams

Henry Adams Lettings in Horsham are pleased to offer this modern and well appointed 1 bedroom top floor apartment with lift access situated in central Horsham and with the benefit of secure underground parking. EPC - C.

Accommodation briefly comprises a communal entrance area with lift access, a private and spacious internal hallway with wood flooring and a large double sided built in storage cupboard, spacious double bedroom with fitted mirror fronted wardrobes on one wall and full length glazed doors opening out to the balcony area, modern and well appointed bath/shower room with vanity unit/cupboards under the sink, heated towel rail and glass shower screen.

The main living accommodation is open plan with a well proportioned lounge/dining room and glazed double doors opening out onto the balcony area, a well presented kitchen with breakfast bar, fridge, slimline dishwasher and plumbing for a washing machine.

The private balcony is a real sun trap in the afternoon/evening and benefits from breathtaking views over Horsham and the stunning Sussex countryside.

The property benefits from secure underground parking for one vehicle, double glazing, modern recently installed electric radiators and is only available 'Unfurnished'.

- **TOWN CENTRE LOCATION**
- **TOP FLOOR APARTMENT WITH BALCONY**
- **WELL PRESENTED THROUGHOUT**
- **SECURE UNDERGROUND PARKING FOR ONE CAR**
- **ONLY AVAILABLE UNFURNISHED**
- **MODERN, 1 BEDROOM APARTMENT**
- **VIEWS OVER HORSHAM AND THE SUSSEX COUNTRYSIDE**
- **OPEN PLAN LOUNGE / DINING ROOM / KITCHEN**
- **DOUBLE GLAZING AND ELECTRIC HEATING**



**Agents Note** - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

# Energy Performance Certificate



The Forum, Lower Tanbridge Way, HORSHAM, RH12 1

Dwelling type: Top-floor flat  
 Date of assessment: 04 November 2013  
 Date of certificate: 04 November 2013  
 Reference number:  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 52 m<sup>2</sup>

### Use this document to:

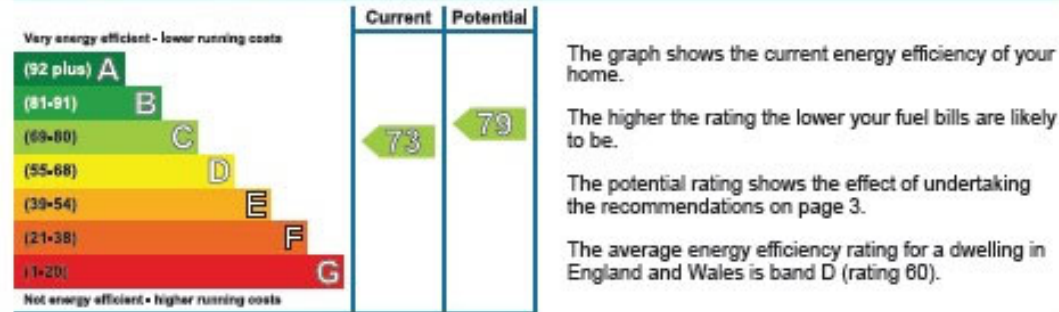
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,410
Over 3 years you could save	£ 393

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 144 over 3 years	£ 156 over 3 years	
Heating	£ 858 over 3 years	£ 519 over 3 years	
Hot Water	£ 408 over 3 years	£ 342 over 3 years	
<b>Totals</b>	<b>£ 1,410</b>	<b>£ 1,017</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof insulation	£850 - £1,500	£ 63	
2 Fan-assisted storage heaters	£600 - £800	£ 333	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

## Outside

The property comes with the added benefit of a well-proportioned private balcony.

## Location

Situated right in the heart of Horsham Town Centre, with easy access to bars, restaurants and shops.

## Service Charge

For clarification, Henry Adams wish to inform prospective tenants that these lettings particulars have been prepared in good faith to give a fair overall view of the property. We have not undertaken a structural survey, nor tested that any of the services, appliances, equipment or facilities are in good working order. Any area, distances or measurements referred to are given as a GUIDE ONLY and should not be relied upon. If such details are fundamental to a let please contact this office for further information. All measurements are approximate and should not be relied upon for carpets or furnishings. Photographs within our detailed particulars/brochure may include lifestyle and or local views pictures. Also there may be internal/external photographs including chattels not included with the property for let.

### IMPORTANT FEE INFORMATION:

The quoted monthly rent does not include the deposit or administration fees or other charges that might apply. For more details on our renting process and tenant fees, including our agency terms and conditions of business please visit <http://www.henryadams.co.uk/lettings/process-and-fees-horsham>

31st August 2016

