



Bishopric, Horsham RH12 1QN

Completely Renovated 3 Bedroom Maisonette in Town Centre



- ▶ **IMMACULATELY PRESENTED 3 BEDROOM MAISONETTE**
- ▶ **COMPLETELY RENOVATED THROUGHOUT**
- ▶ **ALLOCATED PARKING FOR ONE CAR**
- ▶ **SITUATED IN HORSHAM TOWN CENTRE**
- ▶ **BEAUTIFUL KITCHEN/BREAKFAST ROOM**
- ▶ **IDEAL LOCATION FOR COMMUTERS**

Accommodation briefly comprises private patio/seating area with trellis as boundary, private entrance hallway with tiled flooring and under stairs cupboard/storage areas, modern cloakroom with wc and basin, a stylish and contemporary newly added kitchen/breakfast room complete with tiled flooring, a sizeable space for breakfast table and a selection of high and low level units as well as integrated oven, hob, extractor fan, and free standing washer/dryer, dishwasher and space for fridge/freezer and a well-appointed living room with bay window with seating area and carpet to floors.

Upstairs accommodation continues with spacious landing area with carpet to floors, two extremely spacious double bedrooms with carpet to floors and built-in wardrobe space and a third bedroom/study, all of which are served by the beautifully designed bath/shower room complete with bath, 'rain head' shower overhead, glass shower screen, basin, wc and chrome heated towel rail.

The apartment has the benefit of gas fired central heating, double glazing, allocated parking for one vehicle and is only available on an 'unfurnished' basis.



Energy Performance Certificate



, Bishopric, HORSHAM, RH12 1QN

Dwelling type: Mid-floor maisonette
Date of assessment: 14 August 2018
Date of certificate: 14 August 2018

Reference number:
Type of assessment: RdSAP, existing dwelling
Total floor area: 86 m²

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:	£ 2,043
Over 3 years you could save	£ 369

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 192 over 3 years	
Heating	£ 1,575 over 3 years	£ 1,206 over 3 years	
Hot Water	£ 276 over 3 years	£ 276 over 3 years	
Totals	£ 2,043	£ 1,674	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 123
2 Cavity wall insulation	£500 - £1,500	£ 246

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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.

Location and Directions

This apartment is ideally located for those needing to commute to London or Gatwick on the train or for those working in Horsham town. It also has the benefit of allocated parking and has been completely refurbished throughout.

As you head down Bishopric from Horsham town centre, turn right in between the chip shop and KFC and the parking and apartment is through here.

Costs Before Tenancy Commencement for Tenants

Administration/Referencing fee: £300.00 (for up to 2 adults)

Guarantor Referencing fee (if required): £100.00

6 week deposit: £1592.00

First months' rent in advance: £1150.00

Check in/inventory contribution fee: £207.00

These costs are based on the rent for this property being £1150pcm.

