



Martlet Court, Rudgwick

Beautifully Presented 2 Bedroom 2 Bathroom Top Floor Apartment



- ▶ 2 bedroom 2 bathroom top floor apartment
- ▶ Close to local amenities
- ▶ Allocated parking for 1 car
- ▶ Situated in quiet sought after block in Rudgwick
- ▶ Well presented kitchen with open plan living/dining/kitchen
- ▶ Only available unfurnished

Accommodation briefly comprises well maintained communal hallway, spacious private entrance hall with security entry phone and storage cupboard, a contemporary well proportioned kitchen with a selection of high and low level cupboards and complete with integrated oven hob and extractor fan and an open plan bright lounge/dining area with 'velux' windows.

Accommodation continues with an extremely spacious master bedroom with modern en suite bath/shower room complete with bath and shower overhead, wc, basin and heated towel rail, a well-proportioned family bathroom complete with bath, wc and basin.

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



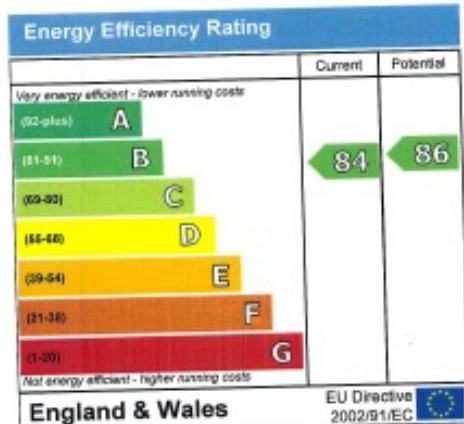
Energy Performance Certificate



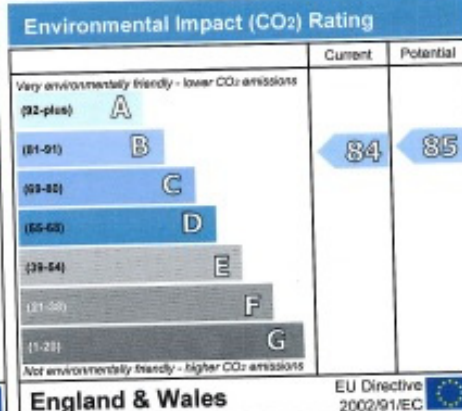
Martlet Court,
Church Street,
Rudgwick,
HORSHAM, RH12 3HA

Dwelling type: Top-floor flat
Date of assessment: 22 August 2008
Date of certificate: 22 August 2008
Reference number:
Total floor area: 61 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	124 kWh/m ² per year	116 kWh/m ² per year
Carbon dioxide emissions	1.2 tonnes per year	1.2 tonnes per year
Lighting	£55 per year	£31 per year
Heating	£160 per year	£162 per year
Hot water	£86 per year	£86 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

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

Situated in a quiet block of apartments in the sought after village of Rudgwick, this property is located near to local amenities within a short driving distance to Horsham and Guildford.

Directions

From Horsham, head down the A281 towards Guildford. Go through Clemsfold and turn right towards Rudgwick onto Church Street shortly after you reach Bucks Green. Continue down this road and over the small bridge - Martlet Court will be on your left-hand-side.

