



2 Highwood House Longhurst Avenue Horsham West Sussex RH12 1DH

£1095pcm



Henry Adams

2 Highwood House

Henry Adams Lettings in Horsham are proud to offer this recently constructed and contemporary 2 double bedroom, 2 bath/shower room, ground floor apartment situated in Highwood House on the award winning 'Highwood' development built by Berkeley Homes in Horsham. EPC - C.

The 'Highwood' development is the latest vision of Berkeley Homes and is designed as a natural addition to the local community complimenting its quintessential market town setting. A collection of Sussex-style, traditionally built houses and exclusive apartments that come together to create a desirable new village environment within the town of Horsham.

Accommodation briefly comprises a modern telephone entry system, stylish communal hallways, private inner hall with storage/coat cupboard, airing cupboard, bright and airy open plan lounge/dining area with wood effect flooring, French doors leading to the car parking area, open to the stylish and well appointed kitchen area with integrated fridge/freezer, oven/hob, extractor, under cupboard lighting and a selection of high and low level cupboards. There are two double bedrooms, the master bedroom is very well proportioned and comes with the added benefit of a contemporary en suite shower room and bedroom two is also a well proportioned double room and finally a stylish and well appointed bath/shower room completes the accommodation.

The property boasts energy efficient double glazed windows and gas fired central heating system with individual digital room thermostats.

The property is only available 'Unfurnished' and the Landlord is open minded to families.

- **RECENTLY CONSTRUCTED 2 BED/2 BATH APARTMENT IN 'HIGHWOOD'**
 - **MASTER BEDROOM WITH EN SUITE SHOWER ROOM**
 - **USE OF COMMUNAL BIKE STORE AND LOCKER ROOM**
 - **LANDLORD OPEN MINDED WITH**
- **REGARDS TO FAMILIES**
 - **KITCHEN WITH INTEGRATED APPLIANCES**
 - **ALLOCATED PARKING FOR ONE CAR**
 - **DOUBLE DOORS IN LIVING AREA FOR ACCESS TO PARKING SPACE**

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



Highwood House, Longhurst Avenue, HORSHAM, RH12 1DH

Dwelling type: Ground-floor flat
 Date of assessment: 05 June 2015
 Date of certificate: 05 June 2015
 Reference number:
 Type of assessment: SAP, new dwelling
 Total floor area: 68 m²

Use this document to:

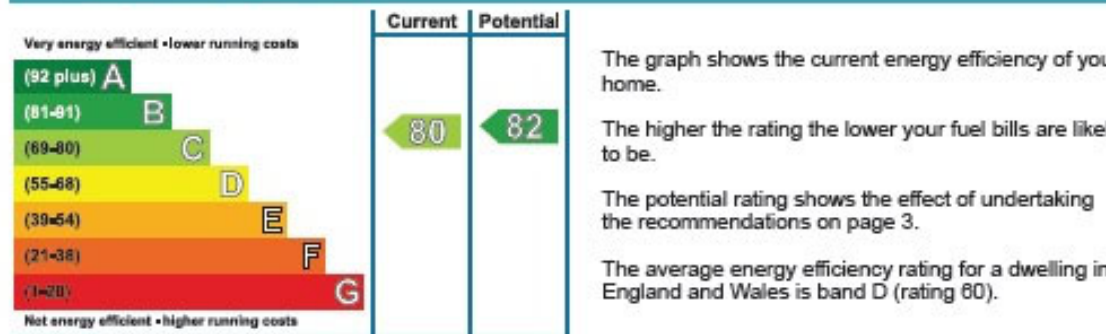
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,167
Over 3 years you could save	£ 90

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 132 over 3 years	
Heating	£ 636 over 3 years	£ 648 over 3 years	
Hot Water	£ 300 over 3 years	£ 297 over 3 years	
Totals	£ 1,167	£ 1,077	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£5	£ 90

Outside

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>

3rd August 2016

