



Ringley Oak, Horsham, West Sussex, RH12 4AU



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Situated in a popular development and brought to the market with no onward chain, this spacious ground floor studio apartment has a long lease and low services costs, making it perfect for first time buyers.

Providing excellent scope for the new owners to enhance and put their own stamp on decor, the apartment is within walking distance of both Horsham and Littlehaven train station. There is also the convenience of local shops nearby whilst Horsham Town centre is within easy reach, meaning the owners can make the most of all the town has to offer- from independent shops, excellent bars and restaurants, along with beautiful green spaces and amenities, you can see why so many people chose to settle down here.

Accessed from well maintained communal grounds, the property benefits from an allocated parking space in a car port, as well as a generous amount of visitor parking available for residents' guests. The front door leads into an entrance hall. There is a good sized bathroom to the front of the property, and from the hallway, we lead into the main living space of this home. With attractive original block parquet flooring, this area is a blank canvas for whoever buys it, to divide the room into both living and sleeping areas. The room is filled with natural light thanks to large windows and features a range of fitted cupboards on one wall. The kitchen has a small range of base and wall units, as well as space for freestanding appliances.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL 2'11" x 9'0" (0.89m x 2.74m)

BATHROOM 5'08" x 7'03" (1.73m x 2.21m)

LIVING SPACE 14'01" x 15'11" (4.29m x 4.85m)

KITCHEN 4'09" x 9'0" (1.45m x 2.74m)

OUTSIDE

ALLOCATED CAR PORT

VISITOR PARKING

OUTGOINGS

LEASE LENGTH: 977 YEARS

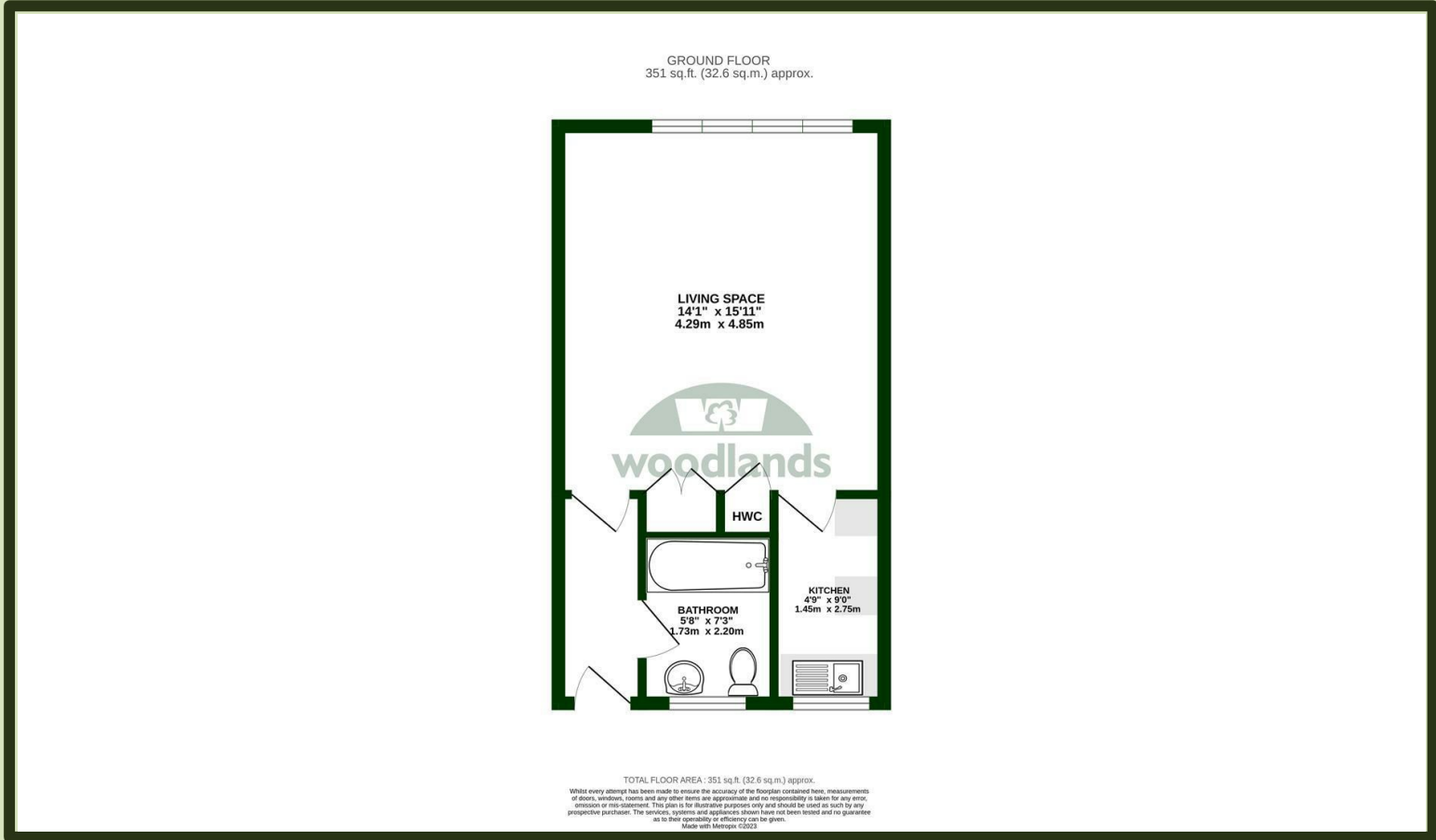
SERVICE CHARGE: £600 PER ANNUM

GROUND RENT: PEPPERCORN

NO ONWARD CHAIN



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LOCATION: The property is situated in a popular residential area offering good access for local shops, schools and Littlehaven Station. There are also good road links for the A264 for Dorking, Crawley and Gatwick.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There is also Piries Place which offers a selection of restaurants and an Everyman Cinema. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

DIRECTIONS: From Horsham town centre go straight ahead at the traffic lights into North Street. At the roundabout go straight across and proceed over the railway bridge. At the next roundabout take the second exit into Kings Road, proceed to the next roundabout and take the first exit into Parsonage Road. Ringley Oak is immediately on the right hand side.

COUNCIL TAX: Band A.

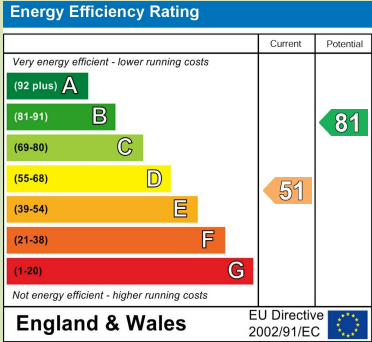
EPC Rating: E.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.