



Wakefield Court, Blackbridge Lane, Horsham, West Sussex, RH12 1SG



woodlands



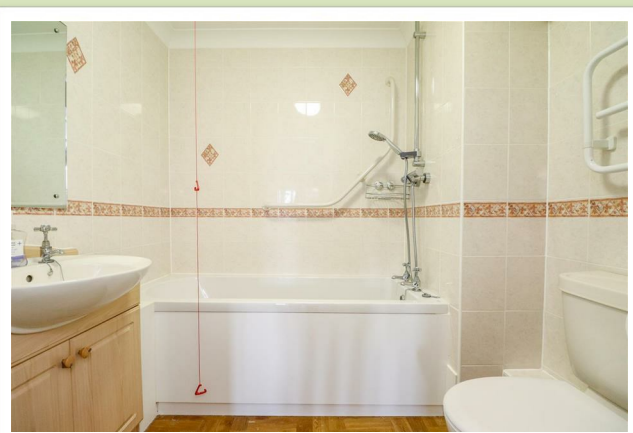
A rarely available two bedroom second floor retirement apartment for those aged 60 and over, built to an exacting standard by McCarthy & Stone and situated in a much sought after and convenient location offering great access to local shops and within walking distance of the town centre.

The property is offered to the market with no onward chain and comprises an entrance hall with large storage cupboard, a good sized living/dining room that is decorated in bright neutral tones, a small but well equipped kitchen with a range of fitted cupboards, fitted cooker and hob, and space for a freestanding fridge freezer.

The property boasts two bedrooms- a large principal double bedroom with space for freestanding wardrobes, and a second double bedroom that could equally serve as a dining room or hobby room if desired. The bathroom is tiled and features a vanity sink unit, grab rail and a heated towel rail. Other benefits include double glazing, emergency pull cords with a 24 hour monitoring system and lift access.

Outside, there are attractive communal gardens for residents to enjoy and on the ground floor there is a well-appointed communal area that allows residents to socialise outside of their individual apartments- residents can be as engaged and active in this friendly small community as they wish and the development is very well managed and maintained, with owners also having the use of laundry facilities as well as a guest accommodation suite.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**COMMUNAL ENTRANCE**

**STAIRS & LIFT TO:**

**TOP FLOOR**

**FRONT DOOR TO:**

**ENTRANCE HALL 13'07" x 6'10" (4.14m x 2.08m)**

**LIVING/DINING ROOM 10'09" x 19'10" (3.28m x 6.05m)**

**KITCHEN 7'07" x 8'06" (2.31m x 2.59m)**

**BEDROOM ONE 9'04" x 17'04" (2.84m x 5.28m)**

**BEDROOM TWO 9'04" x 15'09" (2.84m x 4.80m)**

**BATHROOM 5'07" x 6'10" (1.70m x 2.08m)**

**OUTSIDE**

**COMMUNAL GARDENS**

**COMMUNAL PARKING**

**OUTGOINGS**

**LEASE TERM: 125 YEARS FROM 2004**

**LEASE LENGTH: 105 YEARS REMAINING**

**SERVICE CHARGE: £4,996.65 PER ANNUM**

**GROUND RENT: £450.00 PER ANNUM**

**GUEST SUITE AVAILABLE**

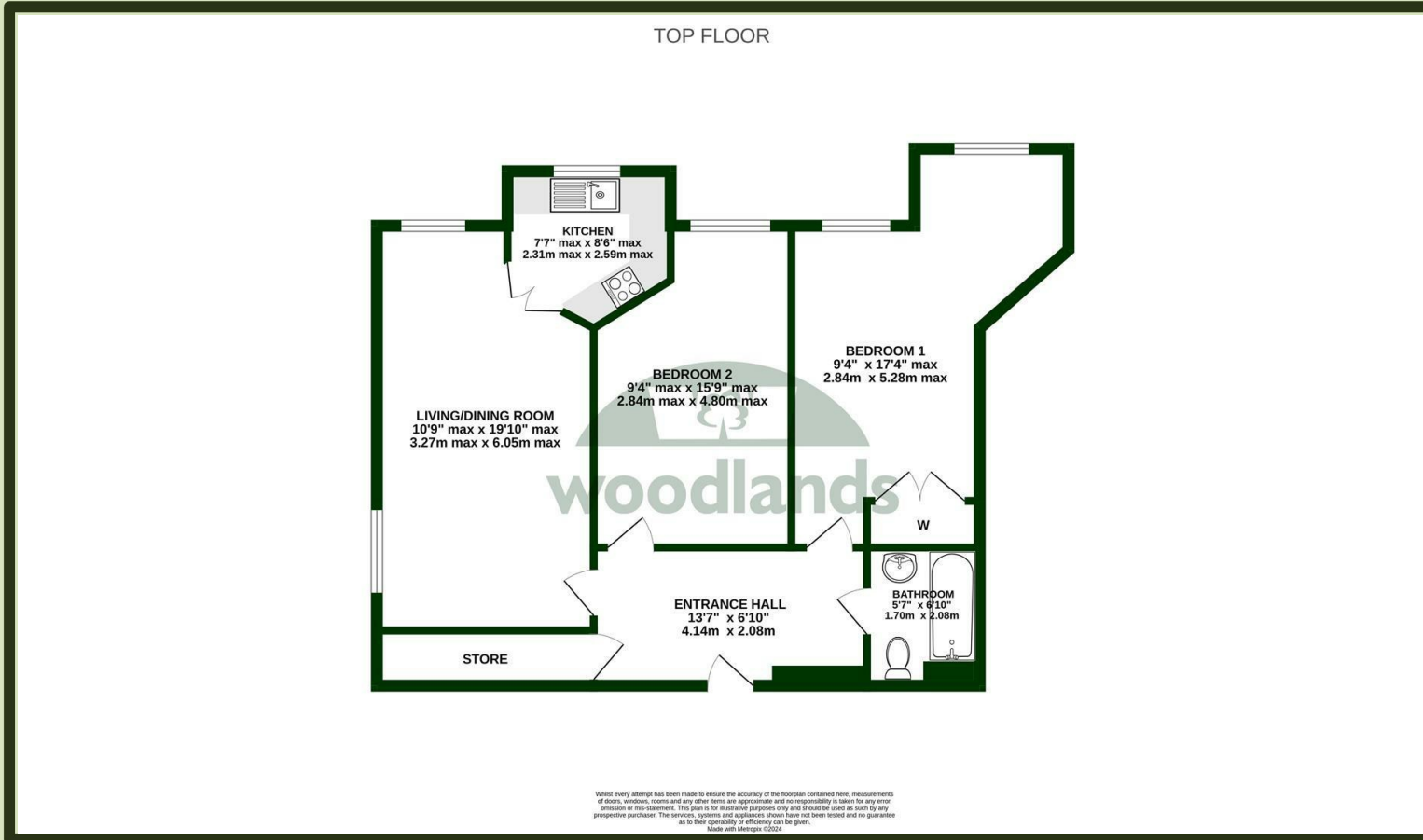
**NO ONWARD CHAIN**



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Tel: 01403 270270



**LOCATION:** The property is situated in a popular development on the west side of Horsham within easy access of local shops and amenities. Horsham town centre is within half a mile and offers a comprehensive range of shopping facilities with its wide selection of restaurants, cafes and shops, including John Lewis at Home store and a large Waitrose. The property is set near a regular bus route that serves the surrounding area, with the junction of the A24 also less than a mile away. Doctors and Dentists are also close at hand.

**DIRECTIONS:** From Horsham town centre proceed in a Westerly direction along The Bishopric. Continue into Guildford Road with The Co-op and Pets Corner on your left hand side. Take the immediate turning on your left into Blackbridge Lane where Wakefield Court can be found on the left hand side.

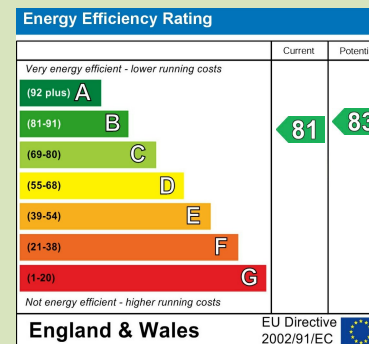
**COUNCIL TAX:** Band D.

**EPC Rating:** B.

**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.