



Tulip Court, North Parade, Horsham, West Sussex, RH12 2RL





Available for residents aged 55 and over, and being sold with no-onward chain, this beautifully presented double bedroom ground floor apartment is located in one of the most sought-after retirement developments in Horsham.

Tulip Court is a small exclusive block, perfectly positioned with convenience in mind- easy walking distance to the town centre, local shops and Horsham Train station and with the benefit of communal garden areas and a monitored on-call emergency care line. You can see why so many people wish to settle down here.

The apartment itself is accessed through a secure door entry system and attractive wood panelled communal hallways with the upper floors benefitting from lift access. The front door of this ground floor apartment leads into a spacious entrance hall with room for a bureau or chest of drawers as well as having a useful storage cupboard providing storage for coats and shoes. The living/dining room is really spacious, with plenty of room for a full dining room suite and sofa/armchairs. Finished in neutral tones with a feature electric fireplace, the room is filled with natural light thanks to the full height windows and modern glazed door providing direct access out to the delightful communal grounds. This is a lovely space, not overlooked, with seating areas, mature plants and borders.



From the living room, an archway leads into a modern fitted kitchen, with a good range of base and wall units with built-in oven and gas hob and space for freestanding fridge freezer and washing machine. A good size double bedroom with fitted mirrored cupboards, and a second fitted double wardrobe provides comfortable sleeping accommodation. A modern shower room with double shower unit and vanity sink completes the internal accommodation.

Each room has an emergency pull cord system linked to a monitored assistance alarm for peace of mind. There is also communal parking available for residents.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

FRONT DOOR TO:

ENTRANCE HALL 5'08" x 9'06" (1.73m x 2.90m)

LIVING/DINING ROOM 11'04" x 16'10" (3.45m x 5.13m)

KITCHEN 8'11" x 7'02" (2.72m x 2.18m)

DOUBLE BEDROOM 9'01" x 14'07" (2.77m x 4.45m)

SHOWER ROOM 5'08" x 7'07" (1.73m x 2.31m)

OUTSIDE

COMMUNAL GROUNDS

COMMUNAL PARKING

OUTGOINGS

LEASE LENGTH: 152 YEARS

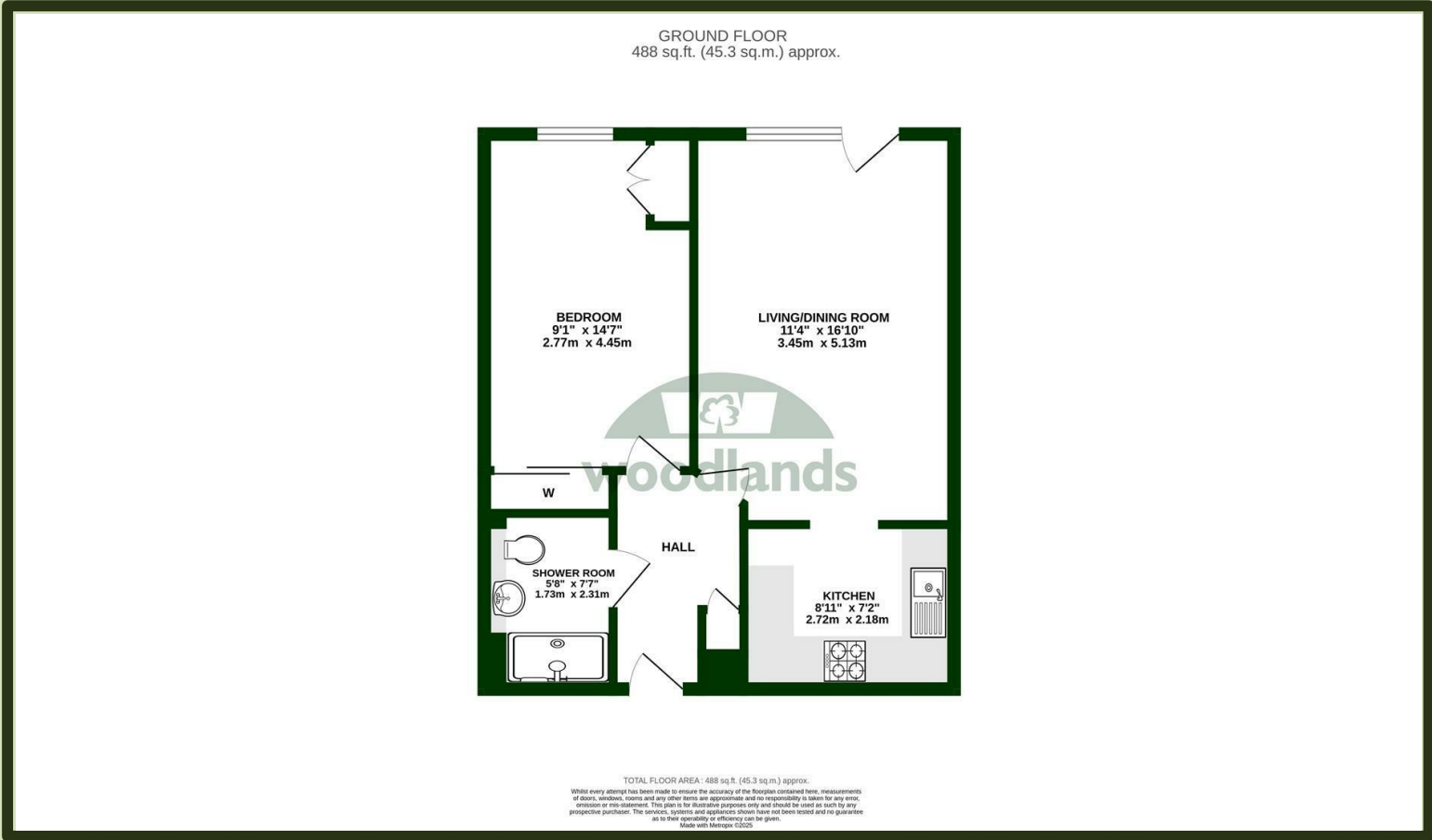
SERVICE CHARGE: £3,924.48 PER ANNUM

GROUND RENT: NONE PAYABLE

NO ONWARD CHAIN



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LOCATION: The property is conveniently situated close to Horsham's thriving town centre and mainline station with access to both London Victoria/Bridge approximately 55 minutes. This historic market town offers a comprehensive range of facilities including the John Lewis at Home and Waitrose stores, the Swan Walk shopping centre and the Carfax, with its cobbled streets and varied restaurant quarter. Leisure facilities include Horsham Park with the Pavilions Leisure Centre and the Capitol Theatre as well as Piries Place offering an Everyman cinema. The A24, M23 are close by giving access to London, Gatwick and the South coast.

DIRECTIONS: From Horsham town centre turn left at the traffic lights into Albion Way. Go straight ahead at the roundabout and then turn right at the next set of traffic lights into Springfield Road. Continue along this road which leads into North Parade with Horsham park on your right hand side. Go straight ahead at the first set of traffic lights, and at the next set turn left into West Parade. Tulip Court is situated on the corner of North Parade and West Parade.

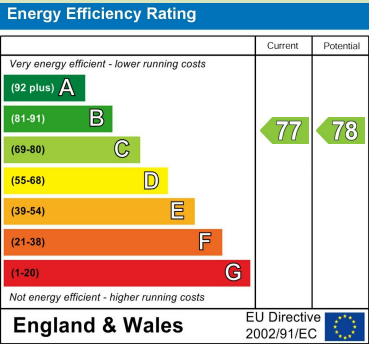
COUNCIL TAX: Band B.

EPC Rating: Band C.

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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

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