



**10 Cheviot Court Northdown Close, Horsham, RH12 4QJ**

In Excess of **£225,000**

**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- 1 double sized top floor apartment
- Private 19'8 x 16'4 roof terrace
- Share of freehold
- Resident parking and garage
- Small block of 10 properties
- Close to transport links, shops and walks
- Ideal first time or investment purchase

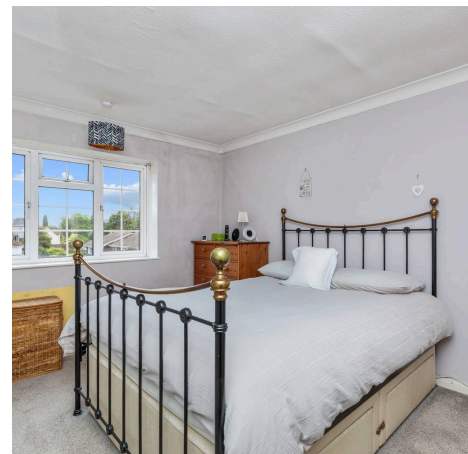
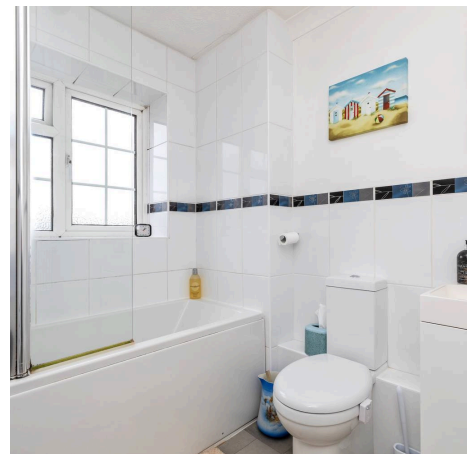
A unique and rarely available 1 double bedroom top floor (2nd floor) apartment with share of freehold, 19'8 x 16'4 private roof terrace and garage.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:







A unique and rarely available 1 double bedroom top floor (2nd floor) apartment with share of freehold, **19'8 × 16'4 private roof terrace** and garage. The property is situated in a select block of 10 properties, within easy access of major transport links, shops and country walks. The accommodation comprises: Communal entrance with stairs rising to second floor, private storage cupboard, entrance hallway with further storage cupboard, airing cupboard and door onto exclusively owned 19'8 × 16'4 roof terrace enjoying an open outlook. From the hallway there is access into the double sized bedroom, bathroom, double aspect sitting/dining room and kitchen fitted with an attractive range of units with window to side. Benefits include double glazed windows, replacement electric heaters and security entry system. There is ample resident parking, communal drying area, parking and garage located nearby.

Lease with share of Freehold: 103 years remaining

Maintenance charge: £314.26 per quarter

Maintenance charge review period: Annually

Building insurance: £125 per annum

Ground Rent: NA

Ground rent review period: NA

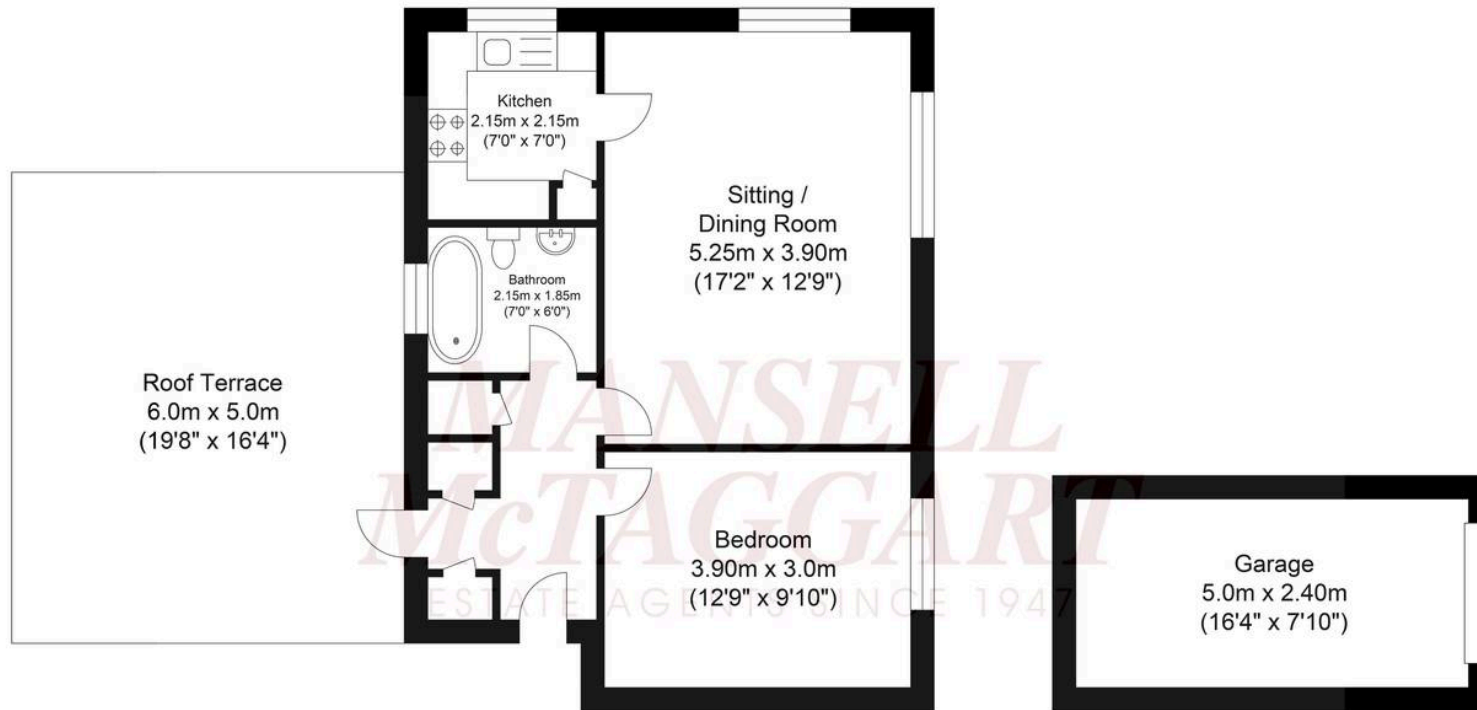
Managing agents: Deacon Asset



The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5\* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.







Ground Floor  
Approximate Floor Area  
531.84 sq ft  
(49.41 sq m)

Garage  
Approximate Floor Area  
129.16 sq ft  
(12.0 sq m)

Approximate Gross Internal Area (Excluding Garage / Roof Terrace) = 49.41 sq m / 531.84 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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