



18 Holmes Park, North Street, Horsham, RH12 1FJ

Guide Price £280,000 – £290,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 great sized bedrooms with fitted wardrobes
- Superbly presented first floor apartment built in 2019
- Lift service
- Secure gated underground parking space
- Remainder of 10 year new build guarantee
- Centrally located and close to railway station, shops and park
- Ideal first time or investment purchase
- Long lease

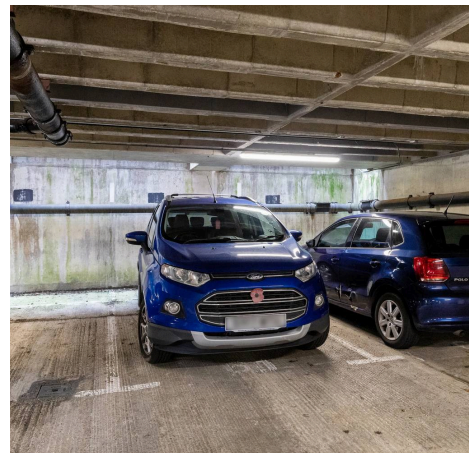
A beautifully presented 2 double bedroom first floor south facing apartment, built in 2019 with lift, concierge service, remainder of new build guarantee and secure underground parking space.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C





A beautifully presented 2 double bedroom first floor south facing apartment, built in 2019 with lift, concierge service, remainder of new build guarantee and secure underground parking space.

The property is situated on a popular and centrally located development, within a short stroll of the town centre, railway station and Horsham park.

The accommodation comprises:

Entrance hallway with airing cupboard, great sized double aspect sitting/dining room and kitchen fitted with an attractive range of units which include hob, extractor, oven, slimline dishwasher, washing machine and fridge freezer.

There are 2 well proportioned double bedrooms with bespoke fitted wardrobes and stunning bathroom.

Benefits include concierge service, remainder of new build guarantee, under floor heating system, megaflo water system, video entry system, double glazed windows, fitted blinds and newly installed Sharps wardrobes to both bedrooms.

A lift provides direct access to the gated underground parking area with 1 designated space.

Tenure: Leasehold

Lease: 126 years from 2018

Maintenance charge: £415.12 every 3 months

Maintenance charge review period: Annually

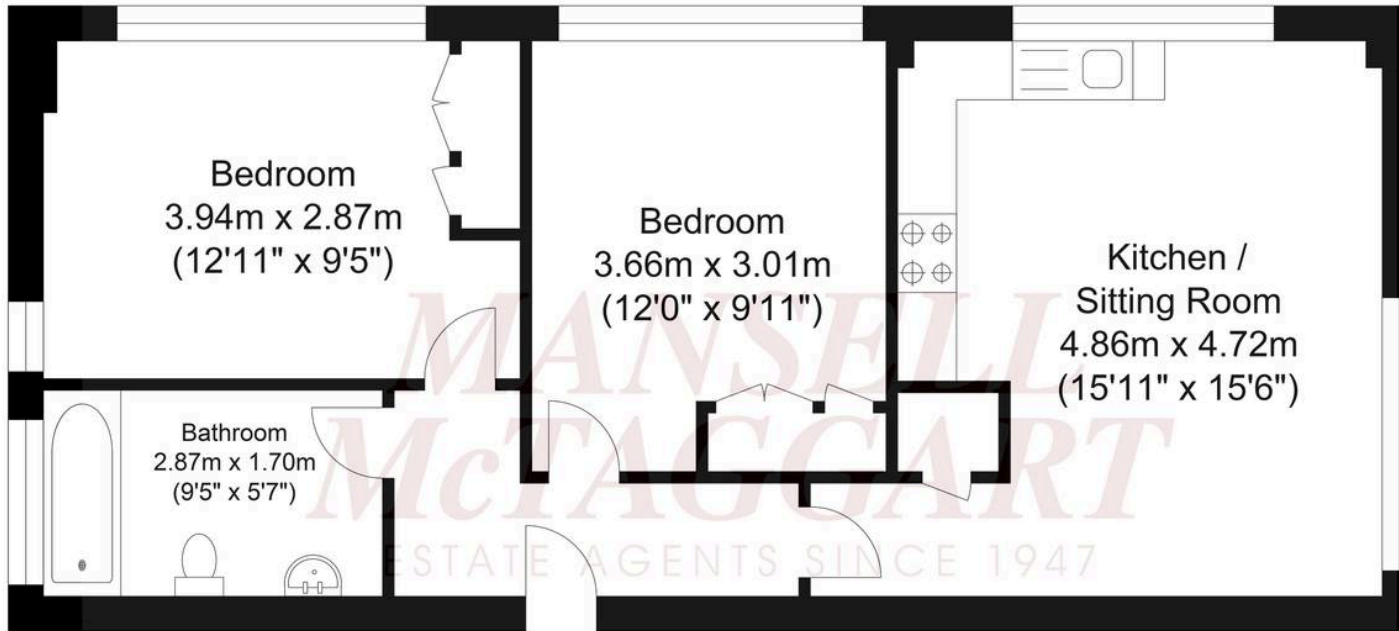
Ground rent: £139.99 every 6 months

Ground rent review period: June 2043

Managing agents: Remus Management LTD

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. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. 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.





Approximate Floor Area
570.48 sq ft
(53.0 sq m)



Approximate Gross Internal Area = 53.0 sq m / 570.48 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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