



**The Old House, Horsham, West Sussex RH12 1AY**  
**£1,225 PCM**

**& LINES**  
*James*

## 4 The Old House

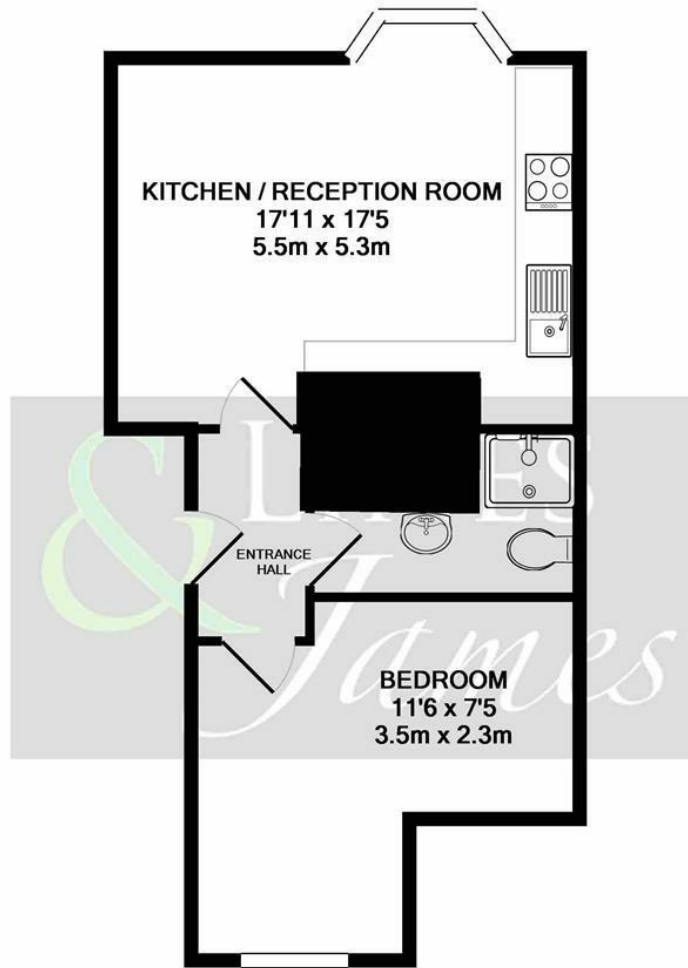
An impressive first floor apartment set in a modern converted historic building in the heart of the town centre, offering stylish, bespoke accommodation.

Lines & James are thrilled to bring this one bedroom first floor apartment to the market which is superbly located in the town centre and forms part of a converted development in a historic building which has been renovated to an extremely high standard. The accommodation comprises: Entrance hall, reception room featuring large bay window stylish open plan fitted kitchen with breakfast bar, modern shower room and L-shaped double bedroom.

Additional featuring include G.C.H, double glazed windows, secure video entry system, smart phone heating system, allocated parking for one car & bike store.

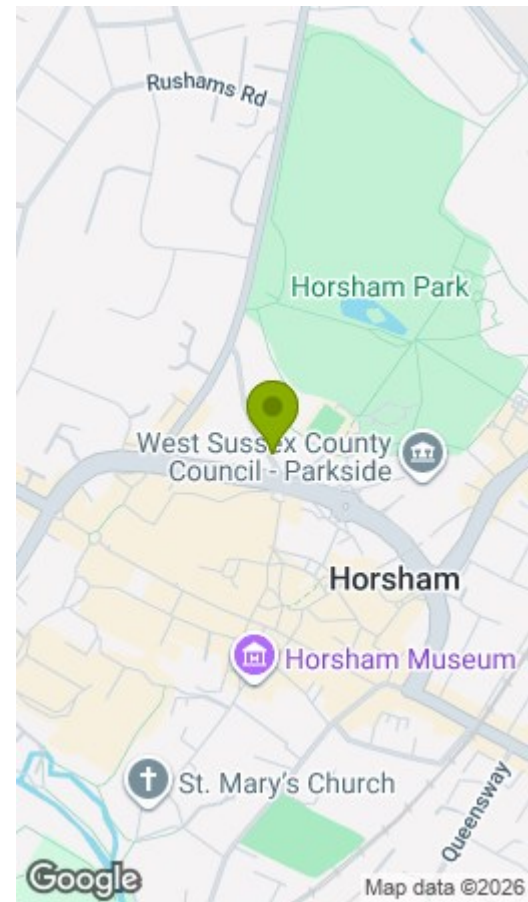
- FIRST FLOOR APARTMENT
- PRIME LOCATION
- ONE BEDROOM
- UNFURNISHED
- EPC RATING B
- COUNCIL TAX BAND B
- ALLOCATED PARKING
- DEPOSIT £1413
- 12 MONTHS +
- AVAILABLE AUGUST





TOTAL APPROX. FLOOR AREA 501 SQ.FT. (46.5 SQ.M.)

Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement. Made with Metropix ©2017



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(12 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>82</b>	<b>86</b>
		<b>82</b>	<b>86</b>



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