



## 40 MANTON COURT KINGS ROAD HORSHAM

**£225,000**  
LEASEHOLD

- MODERN TWO-BEDROOM, FIRST FLOOR RETIREMENT FLAT LOCATED IN CENTRAL HORSHAM
- GUEST SUITE AVAILABLE
- DOUBLE GLAZED WINDOWS THROUGHOUT
- COMMUNAL ENTRANCE HALL AND LOUNGE AREAS
- COMMUNAL OUTDOOR SPACE WITH CHARMING FEATURES SUCH AS GARDEN PERGOLA
- RESIDENTS LIBRARY ON THE SECOND FLOOR
- FULLY EQUIPPED LAUNDRETTE ON THE GROUND FLOOR
- AMPLE RESIDENT AND VISITOR PARKING
- WATER BILLS INCLUDED WITHIN THE SERVICE CHARGE
- HORSHAM TOWN CENTRE 0.9MI AWAY FROM PROPERTY WITH SEVERAL BUS STOPS NEARBY

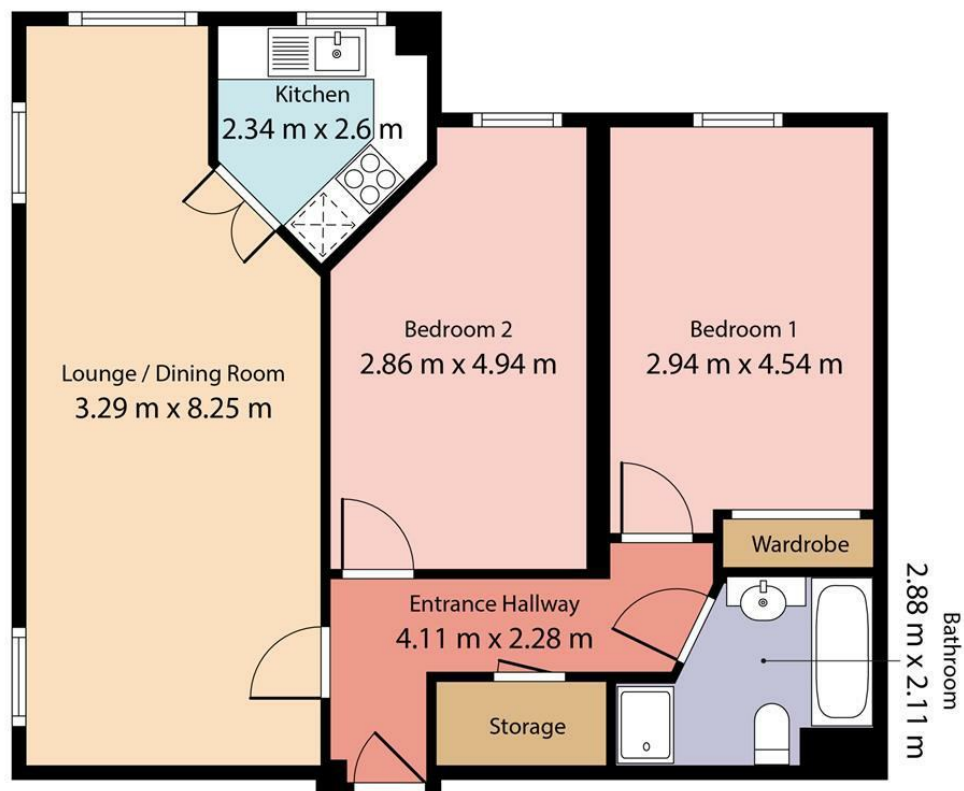


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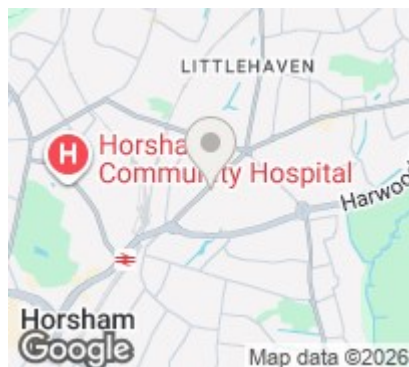
Manton Court, Horsham

Total floor area - 73 sq m (781 sq ft)



1st Floor

\*\*Eltons estate agents Ltd have created this floorplan for illustrative purposes only and cannot be held responsible for any discrepancies or errors within. Windows, doors and room dimensions may not be to scale however every care has been taken to provide accurate measurements in writing.\*\*



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 86                      | 87        |
| England & Wales                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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