



**Cotswold Court, Horsham, West Sussex RH13 5ST**  
**Asking Price £260,000**

**& LINES**  
*James*

# Cotswold Court, Horsham

- NO CHAIN
- TWO BEDROOMS
- GROUND FLOOR
- GREAT LOCATION
- GARAGE
- DIRECT ACCESS TO COMMUNAL GROUNDS
- EPC RATING C
- COUNCIL TAX BAND C
- LEASEHOLD

\*\*\* NO CHAIN \*\*\* A spacious ground floor two bedroom maisonette situated in the popular development within in easy reach of the mainline station and benefiting from a garage.

## Location

The property is situated within the peaceful development of Cotswold Court, surrounded by well tended communal gardens. Horsham mainline train station is a short walk away and the town centre is just over 10 minutes walk from the property. By car the A264 is easily accessible connecting the commuting links of the M23/M25. Horsham is a thriving town with a number of independent and high street retail shops, cafes and restaurants, as well as several supermarkets including a Waitrose/John Lewis.





The property is spacious and benefits from direct access to communal gardens. Accommodation comprises: Entrance porch with room to store shoes and coats. The living room features natural light opens into the kitchen/diner. The kitchen is fitted in a range of wood effect base and eye level units with complementing work tops. Patio doors fitted in the dining area allow access to the communal gardens. Cupboards in the hallway provide plenty of storage options. The master bedroom is a good size and features fitted wardrobes, a further bedroom also benefits from fitted wardrobes. The bathroom is fitted in a white suite with fully tiled area to the bath with shower over, a window provides natural light and ventilation.

Additional features include G.C.H and double glazing throughout.

### Outside/Lease

Cotswold Court offers well maintained grounds between the property buildings and blocks of garages. This property benefits from a garage with parking available around the development on a first come first served basis.

Lease 120 years remaining

Service Charge £899.76 per year due 1st April 2026 includes reserve fund

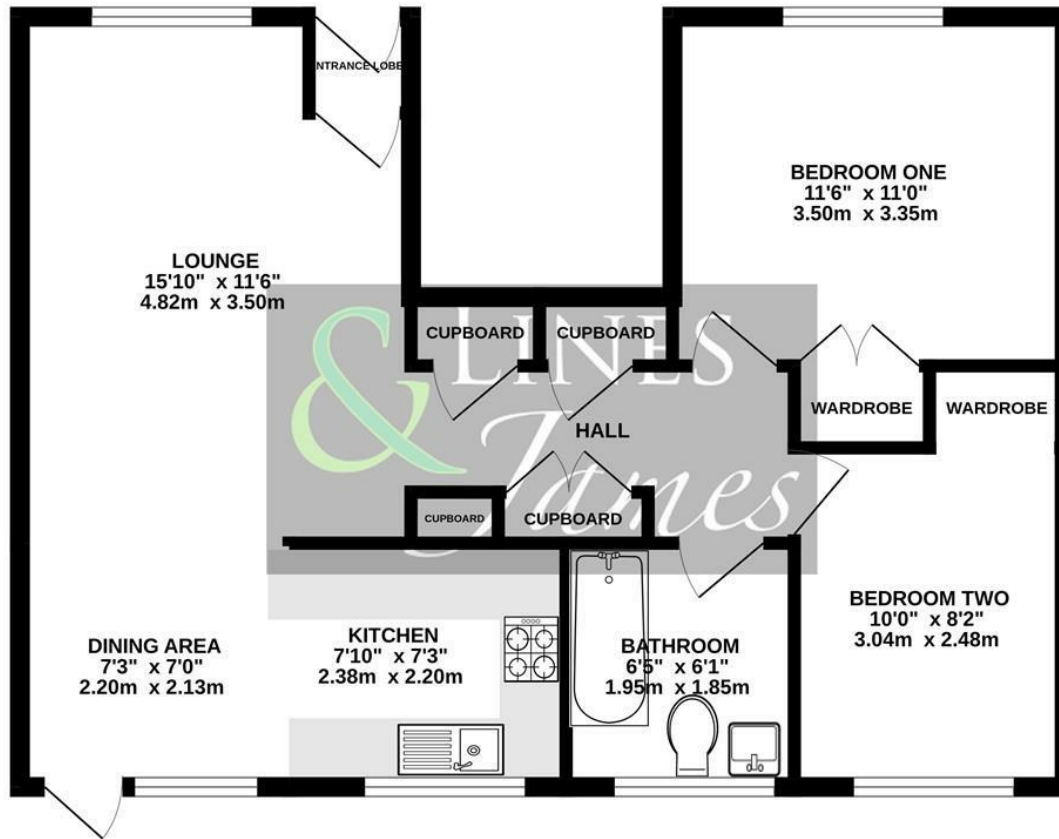
Ground Rent £350 per annum payable half yearly

### Agent's Note:

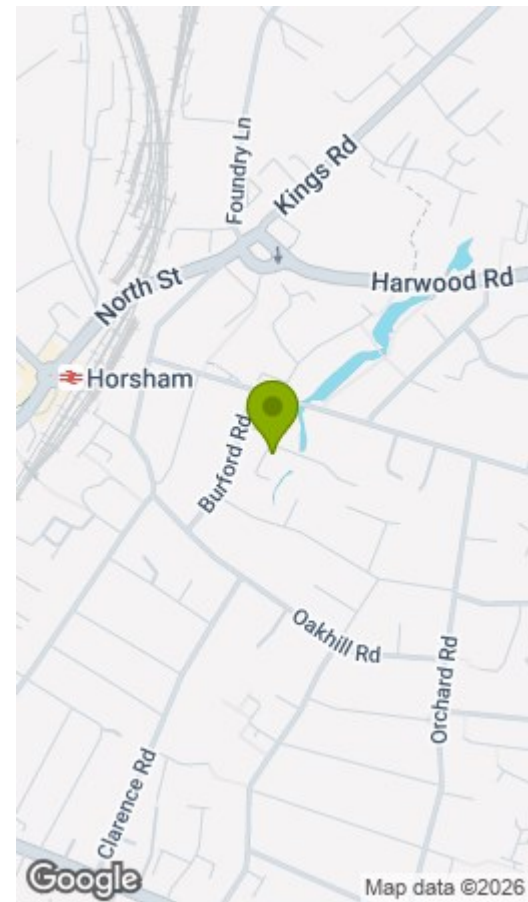
We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients in good faith, but we have not necessarily had sight of any formal documentation relating to the above.



# GROUND FLOOR



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.  
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| 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 |
| (92-100) <b>A</b>                           |                         |  | (10-15) <b>A</b>  |
| (81-91) <b>B</b>                            |                         |  | (16-20) <b>B</b>  |
| (69-80) <b>C</b>                            |                         | 75   | (21-25) <b>C</b>  |
| (55-68) <b>D</b>                            |                         | 78   | (26-30) <b>D</b>  |
| (39-54) <b>E</b>                            |                         |  | (31-35) <b>E</b>  |
| (21-38) <b>F</b>                            |                         |  | (36-40) <b>F</b>  |
| (1-20) <b>G</b>                             |                         |  | (41-45) <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>England &amp; Wales</b>                                      |
|   |                         |  | EU Directive 2002/91/EC   |



24 Worthing Road, Horsham, West Sussex, RH12 1SL,  
Tel: 01403 210088  
lettings@linesandjames.com  
www.linesandjames.com

