



**8 Capon Park, Faygate, RH12 0DE**

Guide Price **£260,000 - £270,000 - Leasehold**



A superbly positioned, exceptionally bright and immaculately presented 2 double bedroom, dual aspect east/west-facing first floor apartment, built in 2021 by the highly regarded Linden Homes. The property has 2 allocated parking spaces, en suite, pleasant outlook over beautifully-maintained green space, 993 year lease and remainder of the 10-year Premier new build guarantee.

The property is situated on this popular development, within easy access of excellent schools, major transport links, Buchan park and Horsham and Crawley town centres.

A neighbourhood centre to include a convenience store, retail units, food-based public house and community centre is due to commence development shortly.

The accommodation comprises: entrance hallway with 2 shelved storage cupboards and sitting/dining room with further shelved storage cupboard and Juliet balcony providing views over landscaped green space.

The kitchen is fitted with an attractive range of units, ceramic sink and tap, tiled splash-back, open shelving and integrated appliances which include fridge/freezer, upgraded washing machine/dryer, dishwasher, gas hob, oven and extractor.

The panelled principal bedroom, again with attractive outlook, is equipped with an en suite shower room.

The 2nd bedroom is a generous double with 2 large windows, comfortably accommodating a desk for home working.

The modern bathroom with shower over bath completes the accommodation.

A particular feature are the 2 allocated parking spaces, alongside ample visitor parking bays, secure bike store and well tended communal gardens nearby.

Further benefits include remainder of 10 year Premier new build guarantee, double glazed windows, gas fired central heating to radiators (boiler located in the storage cupboard in sitting/dining room), security entry system, fast fibre-optic broadband and Karndean flooring.

Tenure: Leasehold. Lease: 999 years from 2020. Maintenance charge: £2,186.72 per annum. Maintenance review period: Annually. Managing agents: Preim.

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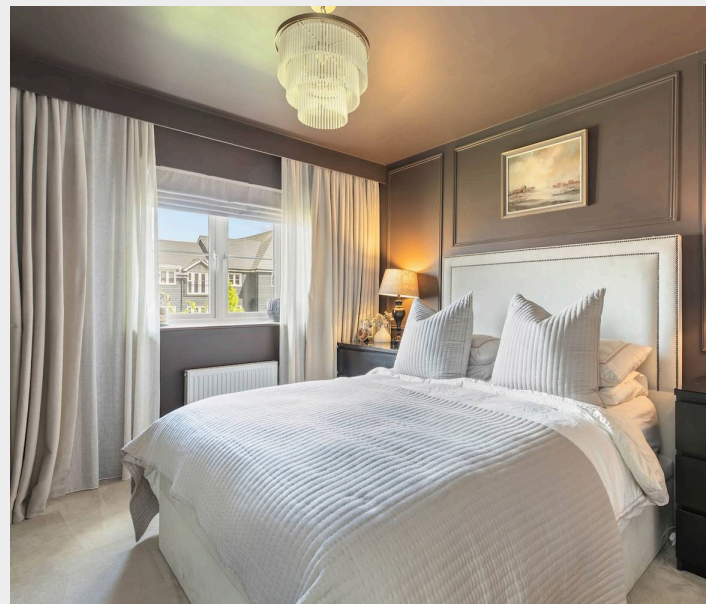
Council Tax band: C

Tenure: Leasehold

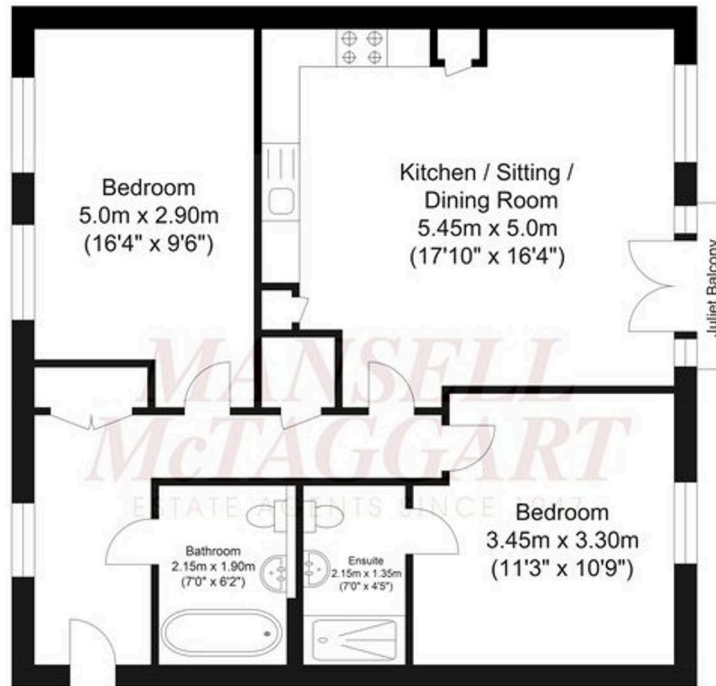
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 2 allocated parking spaces
- 2 large double bedrooms
- Beautifully presented and high specification first floor apartment built in 2021
- Long lease - 999 years from 2020
- Principal bedroom with en suite
- Sitting/dining room with Juliet balcony overlooking green
- Remainder of 10 year Premier new build guarantee
- Popular and conveniently located development with 24-hour bus service to Gatwick Airport
- Light and bright east/west-facing aspects
- 'Turn key' condition
- A neighbourhood centre to include a convenience store, retail units, food-based public house and community centre is due to commence development shortly







First Floor  
 Approximate Floor Area  
 764.02 sq ft  
 (70.98 sq m)

Approximate Gross Internal Area = 70.98 sq m / 764.02 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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