



Kings Gate, Horsham, West Sussex RH12 1AE
£1,400 PCM

& LINES
James

11 Kings Gate

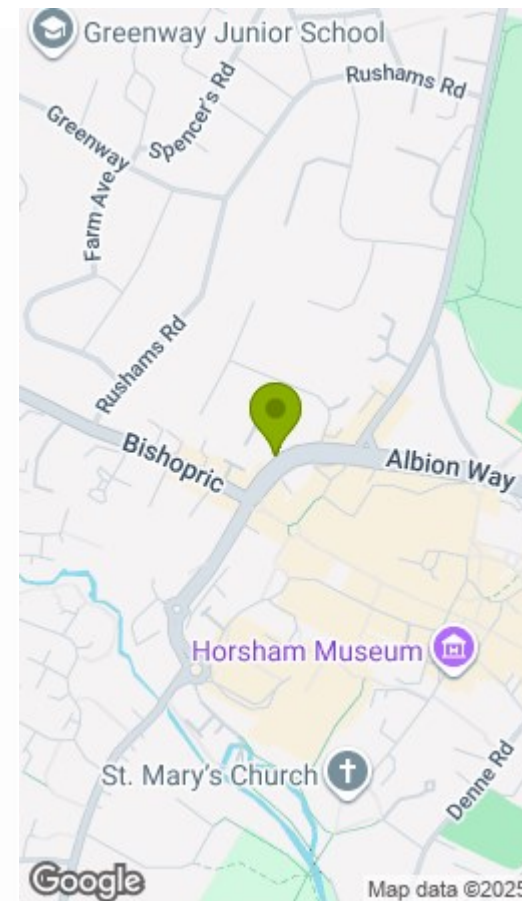
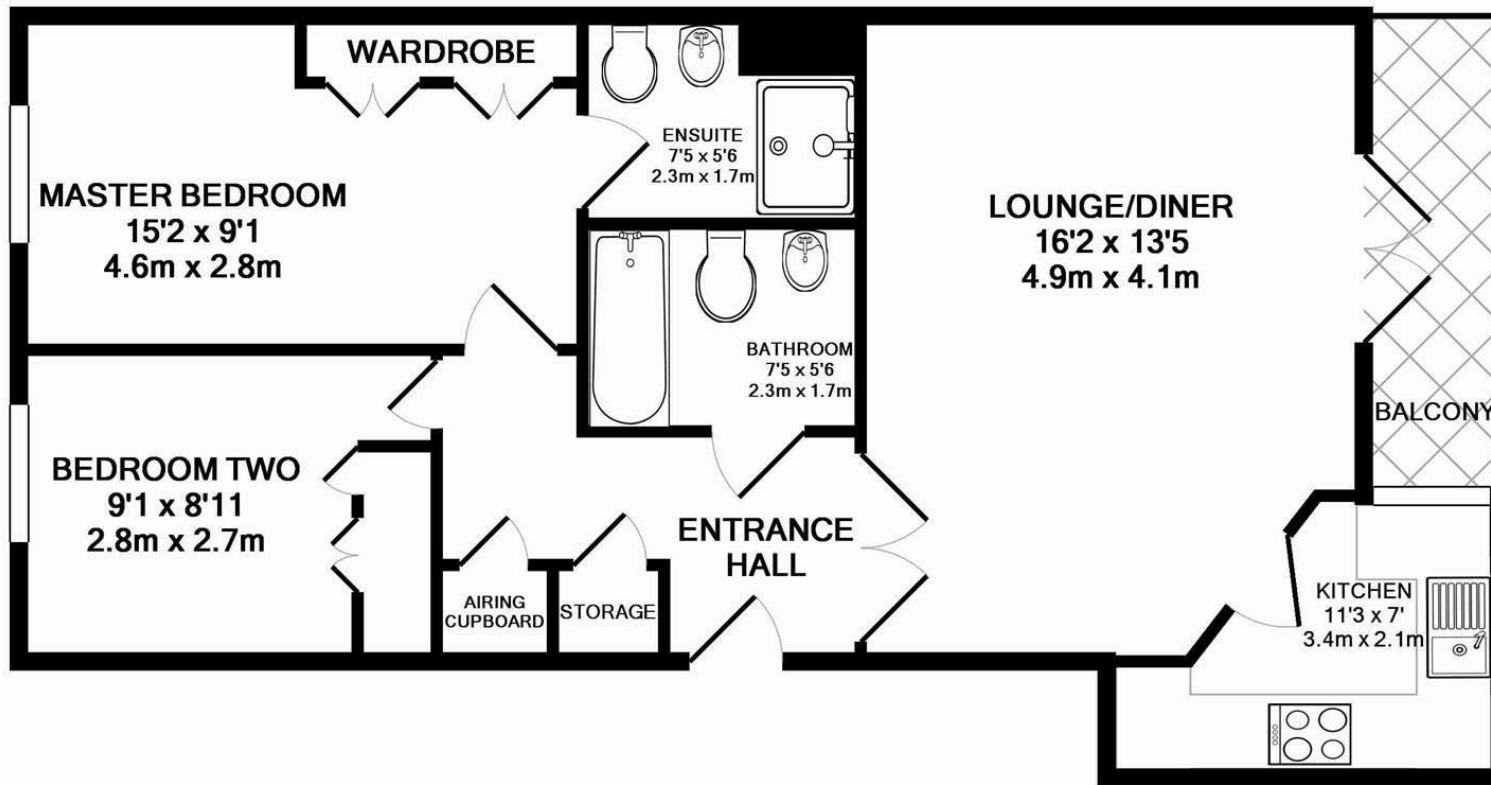
A two bedroom first floor, part furnished apartment situated in the heart of the town centre with gated entry and underground parking space.

Lines & James are delighted to bring to the market this furnished apartment situated in the popular town centre development of Kings Gate, with gated access and secure underground parking. The accommodation is presented in an excellent order with a contemporary feel and comprises: Entrance hall with storage and boiler cupboards, double doors lead to the good sized lounge/diner with feature wall and access to a private balcony, modern fitted kitchen with integrated appliances, master bedroom with fitted wardrobes and en-suite shower with double shower enclosure, further double bedroom with fitted wardrobes and family bathroom with shower over bath.

The apartment benefits from lift access, G.C.H, double glazing, secure entry phone system and one allocated parking space in the underground car park.

- APARTMENT
- FURNISHED
- TWO DOUBLE BEDROOMS
- GATED DEVELOPMENT
- PART FURNISHED
- COUNCIL TAX BAND D
- EPC RATING C
- DEPOSIT £1615.38
- 12 MONTHS +
- AVAILABLE MID DECEMBER





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(12 plus) A		
(81-91) B			(11-11) B		
(69-80) C			(10-10) C		
(55-68) D			(9-9) D		
(39-54) E			(8-8) E		
(21-38) F			(7-7) F		
(1-20) G			(6-6) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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