



16 Moore Court
Granary Way, Horsham RH12 1XS
Guide Price £210,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

16 Moore Court, Granary Way, Horsham RH12 1XS

Courtney Green are pleased to be offering for sale this purpose-built first-floor flat located in a pleasant and convenient position approximately 1 mile from Horsham town centre. The property has been well maintained and improved by the current owner, and the accommodation comprises one double bedroom, a modern refitted kitchen/breakfast room with built-in appliances, and a modern fitted bathroom. A gas-fired combination boiler provides hot water and heating and the property benefits from double-glazed fittings. Outside, there are well maintained communal grounds including a drying area and non-allocated communal parking. The vendor's sole agent, Courtney Green strongly recommends an internal inspection to appreciate the finer qualities of this delightful flat.

Double Bedroom

With double-glazed front aspect. Wood effect-laminate flooring, triple-width mirrored wardrobe cupboard, radiator.

Bathroom

Frosted double-glazed rear aspect. Fitted with a modern white suite comprising panel bath with chrome mixer tap and shower attachment, vanity unit with inset wash hand basin having chromium mixer taps, cupboard under, patterned slate splashback, low level WC, localised tiling, extractor fan, radiator.

OUTSIDE

Surrounding the property are communal grounds with an area of garden to the rear and a communal drying area.

Parking - There is non-allocated parking to the rear of the property.

TENURE

Leasehold - 89 years remaining
 Service Charge - approx. £1,000pa
 Annual Ground Rent - £10
 Managing Agents - Saxon Weald

Ref: 26/5985/13/04

Council Tax Band - B

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

The accommodation comprises:

Communal Front Door

Stairs rise to the **First Floor Level**

Private **Front Door** to

Entrance Hall

With coir mat, wood-effect laminate flooring, radiator, deep walk-in cupboard housing a Glow worm combination gas fired boiler.

Living Room

Double-glazed front aspect, wood effect-laminate flooring, radiator.

Kitchen/Breakfast Room

Double-glazed rear aspect. Fitted with a modern range of base and wall-mounted cupboards and drawers in light oak effect finish, complimenting worktop surfaces incorporating a single drainer stainless steel sink with 1 1/2 bowls and a chromium mixer tap, Zanussi stainless steel gas hob, stainless steel filter hood, brick-slip splashback, pelmet lights, AEG eye-level electric oven, Zanussi integrated fridge/freezer, Hisense integrated washing machine, Zanussi slimline dishwasher, corner carousel, radiator, space for a small table, downlighting, light oak-effect laminate flooring.



Approximate total area⁽¹⁾
 502 ft²
 46.8 m²

Energy Efficiency Rating

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

EU Directive 2002/91/EC

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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