



9 Harpers Lodge Arundale Walk, Horsham

Guide Price £310,000

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A modern and contemporary two bedroom, two-bathroom NO onward chain first floor apartment that is well presented throughout and offers a high specification.

Upon entering this spacious and light apartment you will be greeted by a reception hallway hosting the utility cupboard that houses the washing machine away from the rest of the apartment and provides a good amount of storage space. The main sitting/dining room is a generous space and there are double doors opening onto a Juliet balcony. The kitchen has a significant range of wall and floor units as well as high-end integrated appliances including a fridge/freezer, dishwasher, oven, hob and extractor hood. The room also provides ample space for a sofa and dining furniture and features a double aspect providing a light and airy feeling.

The impressive main bedroom has integral sliding wardrobes and en-suite with large walk-in shower. The second bedroom is also of decent proportions and provides ample space for a double bed as well as a desk for remote working. The large family bathroom is also accessed from the hallway. All bathrooms are finished with a high specification finish with quality chrome fittings and modern and contemporary tiling.

The property benefits from an allocated parking space and well maintained communal gardens, all floors can be accessed by elevator or stairs.

Ground rent £450,00 per annum / Service charge £2003.73 per annum / EPC Energy Efficiency Rating: B

Council Tax band: C / Tenure: Leasehold





Harpers Lodge

Approximate Area = 743 sq ft / 69.0 sq m

Total = 743 sq ft / 69.0 sq m

For identification only - not to scale



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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.