



**216 Horsham Gates Two North Street Horsham West Sussex RH13 5PJ**

£850pcm

Henry Adams Lettings in Horsham are pleased to offer this BRAND NEW luxury one bedroom apartment in the new development of Horsham Gates, situated just a few minutes walk from Horsham town centre and just 2 minutes away from Horsham Station. EPC - C.

Horsham Gates is a brand new development of luxury apartments in the busy heart of Horsham Town. It offers versatile and high specification accommodation and is the perfect location for commuters and those working in Horsham town centre.

Accommodation briefly comprises stylish communal entrance hallway with lift access, spacious entrance hallway with video entry system and large storage cupboard with electrical sockets, a beautiful and contemporary bathroom with bath, shower overhead, glass shower screen, basin with chrome fittings and doors and two drawers below, wc and chrome heated towel rail.

The apartment continues with a spacious bedroom with carpet flooring and double built-in mirror fronted wardrobe, a bright and open plan living/dining room/kitchen with wood effect flooring and large doors leading to the private balcony. The stylish kitchen comes complete with a wide selection of high and low level cupboards, integrated oven, hob, extractor fan, dishwasher, washer/dryer and large fridge/freezer.

Outside the property comes with the added benefit of a private balcony accessed from the living/dining area, and has ample space for a small table and chairs.

This property has gas fired central heating, double glazing and is only available 'Unfurnished'. Parking for this apartment and several surrounding is secured on a first-come-first-served basis.

- **BRAND NEW FIRST FLOOR LUXURY APARTMENT**
- **SITUATED JUST MINUTES FROM HORSHAM STATION AND HORSHAM TOWN CENTRE**
- **KITCHEN WITH FULLY INTEGRATED APPLIANCES**
- **BEDROOM WITH BUILT-IN WARDROBES**
- **AVAILABLE 'UNFURNISHED' ONLY**
- **SITUATED IN POPULAR AND SOUGHT AFTER 'HORSHAM GATES' DEVELOPMENT**
- **SECURE VIDEO PHONE ENTRY SYSTEM**
- **PRIVATE BALCONY ACCESSED FROM LIVING/DINING ROOM**
- **PARKING ON A FIRST-COME-FIRST-SERVED BASIS**

**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.

To arrange a viewing call **01403 282500** View details online at [henryadams.co.uk](http://henryadams.co.uk)



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# Energy Performance Certificate



Horsham Gates, North Street, HORSHAM, RH13 5PJ

Dwelling type: Ground-floor flat

Reference number:

Date of assessment: 18 April 2016

Type of assessment: SAP, new dwelling

Date of certificate: 19 April 2016

Total floor area: 46 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

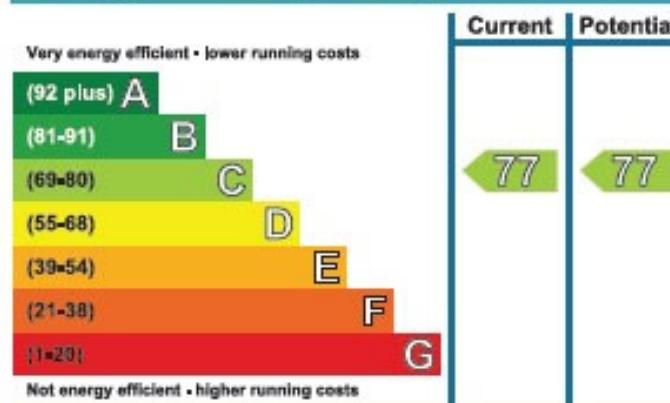
Estimated energy costs of dwelling for 3 years: £ 1,134

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 99 over 3 years	£ 99 over 3 years	Not applicable
Heating	£ 699 over 3 years	£ 699 over 3 years	
Hot Water	£ 336 over 3 years	£ 336 over 3 years	
<b>Totals</b>	<b>£ 1,134</b>	<b>£ 1,134</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

## Outside

Parking is available on a first-come-first-served basis.

## Location

Horsham Gates is situated just a 2 minute walk from Horsham stations and just a 15 minute walk from Horsham town centre.

## Service Charge

For clarification, Henry Adams wish to inform prospective tenants that these lettings particulars have been prepared in good faith to give a fair overall view of the property. We have not undertaken a structural survey, nor tested that any of the services, appliances, equipment or facilities are in good working order. Any area, distances or measurements referred to are given as a GUIDE ONLY and should not be relied upon. If such details are fundamental to a let please contact this office for further information. All measurements are approximate and should not be relied upon for carpets or furnishings. Photographs within our detailed particulars/brochure may include lifestyle and or local views pictures. Also there may be internal/external photographs including chattels not included with the property for let.

## IMPORTANT FEE INFORMATION:

The quoted monthly rent does not include the deposit or administration fees or other charges that might apply. For more details on our renting process and tenant fees, including our agency terms and conditions of business please visit <http://www.henryadams.co.uk/lettings/process-and-fees-horsham>

10th August 2016

