

Laurel Walk, Horsham, RH13 5NR

Asking Price £254,000

Council Tax Band: B



TO BE SOLD WITH TENANTS IN SITU

LOCATION

We are delighted to bring to the market this well-presented, very spacious ground floor flat. Situated just a 15 minute walk to Horsham station it is also just one mile to Horsham town centre, with its wealth of cafés, shops and restaurants.

PROPERTY

To the front of this property are two large, almost equal sized, double bedrooms with lovely large windows. At the rear is the very spacious living accommodation. The lounge/diner has patio doors leading out to the garden and two large storage cupboards. Off the lounge is a large well-equipped kitchen with a full-size dishwasher, washing machine, tumble dryer and Fridge/freezer and a good range of base and wall units. Finally, there is a large bathroom, with shower over the bath and a further storage cupboard in the hallway. This property has good quality laminate flooring throughout, an abundance of storage and space and an internal viewing is highly recommended.

OUTSIDE

One of the many great features of this property is the fantastic, private rear garden. Mainly laid to lawn, there is a delightful Indian sandstone patio, raised beds which are easy to maintain, a storage shed and rear access. Although not allocated, there is plenty of parking to the front of the property.

91 years left on lease
Ground rent £10 per annum
Management fee £1080 per annum



Open House Horsham



Total area: approx. 71.3 sq. metres (767.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement 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 have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	