



6 Cadogan Place

North Heath Lane, Horsham, West Sussex RH12 5AP
Guide Price £290,000 Leasehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

6 Cadogan Place, North Heath Lane, Horsham, West Sussex, RH12 5AP

Forming part of a small, exclusive development in North Horsham, is this 2-bedroom apartment offered for sale with the benefit of no forward chain. Built in 2012, Cadogan Place is conveniently located within half a mile of Littlehaven Station, and within easy reach of local shops including a sub-post office and chemist, and the Holbrook Sports Club & Gym. Horsham town centre is located just 1.5 miles south, with regular buses to and from the excellent shopping facilities providing both national and independent traders, as well as a thriving café and restaurant scene. Road networks including the A264, M23 and A24 can all be accessed with ease from the property.

The accommodation is located on the first floor and comprises a lounge/dining room off which is a fitted kitchen with integrated appliances. The two bedrooms are of a good size with the master boasting an en-suite shower room, and there is a separate bathroom. The hallway benefits from two storage cupboards, one of which is very large. There is a gas boiler for heating to radiators and hot water, and the property is double glazed. Outside there are well maintained private communal gardens providing a delightful space to relax, with allocated and visitor parking located at the front.

The accommodation comprises;

Communal Front Door

With security entry phone system.

Staircase rising to the First Floor level

Private Front Door to

Entrance Hall

With entry phone security system, radiator, deep storage cupboard with light and shelved cupboard.

Lounge/Dining Room

Double glazed front aspect, radiator, TV/FM/DAB/Satellite points, telephone point, attractive wood flooring. Archway through to

Kitchen

Double glazed side aspect. Fitted in a range of base and wall mounted cupboards and drawers in dark wood effect having complementing worktop surfaces incorporating a single drainer stainless steel sink with chromium monobloc tap, stainless steel gas hob with stainless steel splashback and filter hood over, built in electric oven, Beko fridge/freezer, Hotpoint washing machine, concealed wall mounted gas fired boiler.

Bedroom 1

Double glazed front aspect, radiator, built in triple width wardrobe cupboards, TV/FM/DAB/Satellite point, telephone point, door to

En-Suite Shower Room

Low level WC, pedestal wash hand basin with chromium mixer tap, Quadrant corner shower cubicle with chromium thermostatic shower control, wall bracket and hand shower, localised tiling, shaver point, radiator, ceramic tiled flooring, downlighting, extractor fan.

Bedroom 2

Double glazed front aspect, radiator, TV/FM/DAB/Satellite point, telephone point.

Bathroom

Fitted with a white suite comprising tiled panel bath with chromium mixer tap and shower attachment, low level WC, pedestal wash hand basin with chromium mixer tap, radiator, localised tiling, ceramic tiled flooring, shaver point, shaver point, extractor fan, downlighting.

OUTSIDE

At the front of Cadogan Place there is a large block paved forecourt providing allocated parking and visitor parking spaces. There is a wide area of lawn with mature trees and hedge borders, bin and cycle store. Gated access leads to well maintained communal gardens primarily laid to lawn with mature tree, flower and shrubs beds and hedgerow borders.

TENURE

Leasehold - 111 years remaining

Service Charge - £2165.80 per annum

Ground Rent - £250 per annum

Managing Agents - Concept Property Management 0208 6512727

Council Tax Band - C

Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above

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.

