



55 Manton Court

Kings Road, Horsham, West Sussex, RH13 5AE

Guide Price £250,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

55 Manton Court, Kings Road, Horsham, West Sussex, RH13 5AE

Situated along the Kings Road approximately one mile from Horsham station and within walking distance of local Tesco Express, is this two double bedroom top floor flat which forms part of this well regarded, age restricted development designed for those aged 55 and over. This particular flat is only one of two which enjoys the benefit of having it's own private balcony. Managed by McCarthy and Stone, the development has it's own scheme manager onsite and features social communal areas which include a large lounge with residents kitchen, laundry room and buggy store. There are well maintained and established communal grounds for use of the residents along with non-allocated parking and visitors parking spaces.

The accommodation comprises:

Communal Front Door

With security entry-phone system leading to the communal areas, stairs and lift to

2nd Floor Level

Private Front Door to

L-Shaped Entrance Hall

With double glazed side aspect, providing useful study area, night storage heater, walk-in cupboard housing Gledhill electric off peak boiler, slatted shelving.

Living Room

Double glazed double aspect to the front and side, double glazed door to the balcony, which overlooks the communal gardens and Kings Road, night storage heater, TV/FM and telephone points, glazed double doors to the

Kitchen

Double glazed side aspect. Fitted with a range of base and wall mounted cupboards and drawers in light wood effect and having complementing worktop surfaces with a ceramic tiled splashback, AEG hob with filter hood over, AEG eye level oven, fridge and freezer, pelmet lighting, Dimplex fan heater.

Bedroom 1

Double glazed front aspect, wall mounted Dimplex convector heater, telephone point, TV/FM point, mirrored double width wardrobe cupboard.

Bedroom 2

Double glazed front aspect, wall mounted Dimplex convector heater.

Bathroom

Fitted with a white suite comprising panel bath, vanity unit with inset wash hand basin and cupboard under, mirror and shaver light, mirrored cabinet, shower cubicle with chromium thermostatic shower control, wall bracket and hand shower, wall mounted Dimplex fan heater, tiled walls.

OUTSIDE

Well maintained communal grounds with seating areas.

Parking

There is non allocated Residents parking along with designated visitor parking spaces.

TENURE

Lease - 125 years from 01/02/2008

Service Charge - £2,575.27 half yearly

Ground Rent - £425 per annum (paid in two instalments 1st March and 1st September)

Council Tax Band - D

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.

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