16 The Paperyard West, Albion Way, Horsham, RH12 1AH

Guide Price **£425,000 - Leasehold**

MANSELL McTAGGART
Trusted since 1947

- 2 great sized bedrooms
- Luxurious and high specification third floor apartment with lift
- Built in 2021 by Berkeley Homes
- Impressive private 33'4 x 16'4 south facing roof terrace with superb views
- West facing balcony
- Allocated parking space
- Principal bedroom with lots of storage and en suite
- No onward chain
- Prime central location close to high street, transport links, schools and walks
- Access to a beautiful communal roof garden

A fantastic 2 double bedroom third floor apartment, built in 2021 by Berkeley Homes with lift, en suite, balcony, superb 33’4 × 16’4 south facing roof terrace with far reaching views, designated parking space, access to impressive communal roof garden and no onward chain.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

A fantastic 2 double bedroom third floor apartment, built in 2021 by Berkeley Homes with lift, en suite, balcony, superb 33’4 × 16’4 south facing roof terrace with far reaching views, designated parking space, access to impressive communal roof garden and no onward chain. The property is situated in a prime central position, within striking distance of amenities, transport links and country walks.
The accommodation comprises: entrance hallway with utility/airing cupboard and great sized sitting/dining room with west facing balcony and private 33’4 × 16’4 roof terrace with some outstanding southerly views towards Denne Hill and beyond.

The kitchen is fitted with an attractive range of units and integrated appliances.

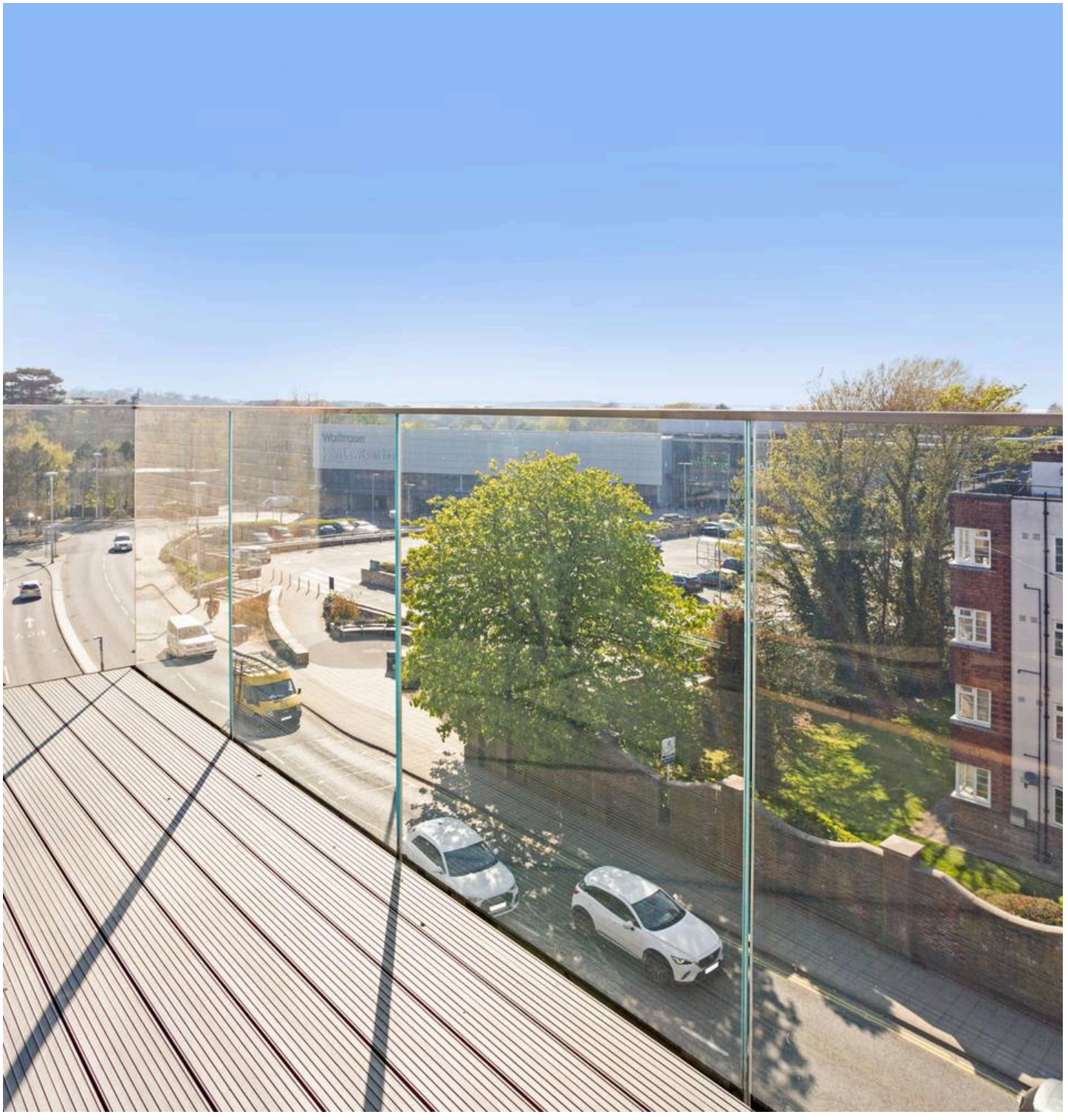
The principal bedroom is equipped with 3 sets of fitted wardrobes and en suite shower room. The 2nd bedroom is comfortably a double and the modern bathroom completes the accommodation.

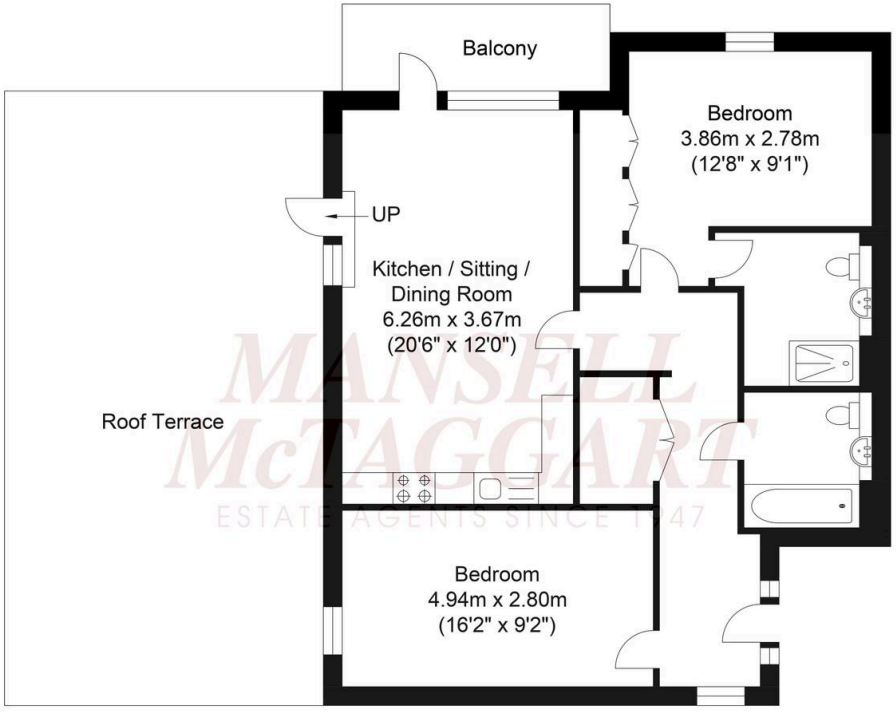
Benefits include direct lift access, security entry system, remainder of NHBC guarantee, Amtico flooring, double glazed windows, fibre-optic broadband, megaflo water system, and electric heating.

There is 1 designated parking space located in a nearby car park and residents have access to a beautiful roof garden with plenty of space to entertain and relax in.

Tenure: Leasehold Lease: 245 years from January 2020 Maintenance charge: £1,844.13 per 6 months (April 2026 - September 2026) Maintenance review period: October each year Ground rent: £300 per annum Ground rent review period: Fixed for the first 21 years, then increased in accordance with RPI. Managing agents: RMG London.

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Third Floor
Approximate Floor Area
827.74 sq ft
(76.90 sq m)

Approximate Gross Internal Area = 76.90 sq m / 827.74 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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