



26 Medway Court  
Birches Road, Horsham, West Sussex, RH12 4NL  
Guide Price £195,000 Leasehold



COURTNEY  
GREEN

Estate Agent • Letting Agent • Managing Agent



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Offered for sale with no forward chain is this neatly presented two bedroom top floor flat which is ideal for first time buyers and investors. With recently fitted new carpets, the flat also benefits from double glazed replacement windows and a modern gas fired heating system to radiators. The accommodation comprises an entrance hall off which are two bedrooms, a bathroom with a white suite, a sitting room with French doors to a small balcony, and an opening to a dining area off which is a modern fitted kitchen with appliances (the white goods in the Kitchen are to be included in the sale at no extra cost). Medway Court is located on the north east side of Horsham, not far from the Crawley Road with easy access to the A264 and links to the M23 to London, Gatwick airport and the coast.

The accommodation comprises:

**Communal Front Door** and staircase rising to the **Second Floor Level**

**Private Front Door** to

**Entrance Hall**

Meters cupboard, two shelved cupboards, broom cupboard.

**Sitting Room**

Double glazed double aspect to the front and side with French doors to the small balcony, radiator, ornate fireplace with gas coal effect fire (out of use, pending full servicing), archway through to

**Dining Area**

Double glazed side aspect, laminate wood flooring. Archway to

**Kitchen**

Double glazed side aspect. Fitted with a range of base and wall mounted cupboards and drawers in high gloss cream finish and having complementing worktop surfaces with tiled splashback, gas cooker with filter hood over, single drainer stainless steel sink with chromium monobloc tap, wall mounted Worcester gas fired boiler, washing machine and fridge freezer, vinyl flooring.

**Bedroom 1**

Double glazed rear aspect, radiator.

**Bedroom 2**

Double glazed side aspect, radiator.

**Bathroom**

Frosted double glazed side aspect. Fitted with a panel bath with wall mounted electric shower unit, wall bracket and hand shower over, low level WC, pedestal wash hand basin with tiled splashback, towel warmer, wall mounted mirrored cabinet.

**OUTSIDE**

There is an outside communal clothes drying area and useful lock up store.

Ample off street parking.

**TENURE**

Leasehold - An incoming purchaser will benefit from a newly extended lease.

Service Charge - £1074 per annum

Ground Rent - £10 per annum

Managing Agents - Saxon Weald

**Council Tax Band B**

**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 may not have 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.

**Ref:** 25/5859/13/08

