



Sales.

Manton Court,  
Horsham, RH13 5AE

Offers in excess of  
**£135,000**



## Manton Court, Kings Road, Horsham, RH13 5AE



### LOCATION

This large one double bedroom, first floor apartment is situated in the exclusive Manton Court, which sits in an ultraconvenient location. To the front of the development is a bus stop giving direct access into Horsham town centre and within a few yards is Tesco Express, for those smaller daily needs. Slightly further up the road is a pharmacy, a Co-operative and a newsagents. McCarthy and Stone take a lot of consideration to location when building their apartments and therefore, only do so on sites which offer convenient access for residents to shops, towns and facilities. Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store.

### PROPERTY

As you enter Manton Court, you are welcomed by the friendly House Manager who oversees the day to day running and social events for the residents. The first floor apartment has a private front door that opens into a large hall with doors opening to the light and spacious accommodation. The large lounge offers plenty of space for both a dining table and sofas. From this lounge, a door opens into the modern kitchen, which is fitted with appliances and overlooks the communal gardens. The bedroom is a generous double with built-in wardrobes, while the shower room boasts a modern white suite. The development has a large communal lounge and kitchen where many social events are held along with a communal laundrette, library and guest suite, which is perfect for visiting family.

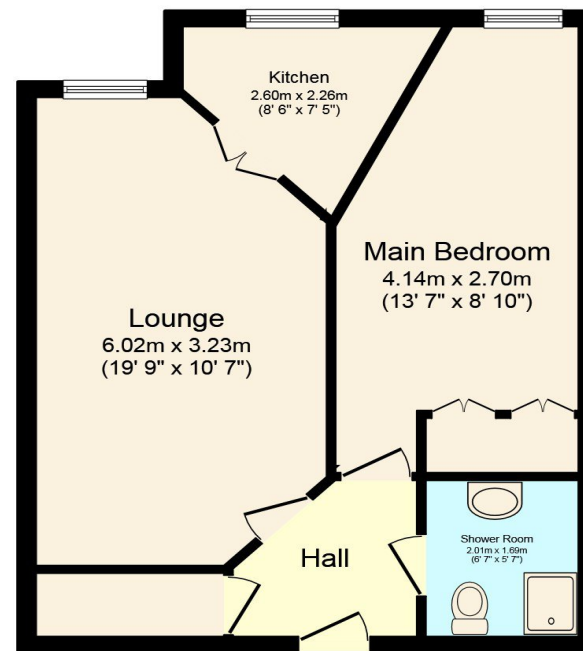
### OUTSIDE

Professionally maintained to an excellent standard, the gardens, which wrap around the property, offer a tranquil setting with seating areas and well kept borders, whilst by the main entrance, you will also find further areas of seating. A large communal car park offers parking for residents and visitors.



**AGE RESTRICTIONS** Single occupant must be over the age of 60. For couples, one must be over 60 the second over 55 years of age.

Tenure: Leasehold  
Service charges: £3310 per annum  
Ground rent: £425 per annum  
Lease length: 125 years from 1st February 2008



### Floor Plan

TOTAL AREA APPROX. 73.6 SQ. METRES (792.3)



**Buses**  
1 minute walk



**Shops**  
Tesco Express  
3 minute walk



**Trains**  
Horsham - 0.6 miles  
Littlehaven - 0.6 miles



**Sport & Leisures**  
Pavilions in the Park  
0.8 miles



**Rental Income**  
£bt pcm



**Schools**  
n/a



**Fibre Broadband**  
Up to tbc Mbps



**Roads**  
M23  
5.4 miles



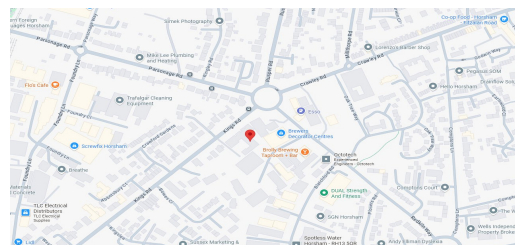
**Council Tax**  
Band C

Viewing arrangements by  
appointment through:

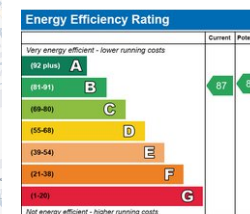
**Brock Taylor**  
01403 272022  
horshamsales@broctaylor.co.uk



### Map Location



### EPC Rating



Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

**Residential sales, lettings,  
land and new homes.**

**01403 272022**

**broctaylor.co.uk**

2-6 East Street, Horsham West Sussex, RH12 1HL