



**Meadvale, Horsham, West Sussex, RH12 1UL.
Offers In Excess Of £170,000 Leasehold**


MARTIN&CO

- First floor apartment
- Gas fired central heating
- Double glazing
- Allocated parking
- Close to Horsham town and station
- EPC C
- Communal gardens
- Viewing recommended

A well presented first floor apartment with a long lease, allocated parking and communal gardens, ideally positioned for access to Horsham town centre.



A well presented first floor apartment, set within a purpose built development on the south west side of Horsham.

The property offers a practical and well balanced layout, with all rooms accessed from a central hallway, creating a clear separation between living and sleeping space.

The living room is a bright and versatile space, comfortably accommodating both seating and a work from home setup if required. The kitchen is positioned just off the living area and is fitted with a range of units with space for appliances.

The bedroom is a generous double enjoying a pleasant



outlook and good natural light. The bathroom is fitted with a white suite including a bath with shower over.

Further benefits include gas fired heating, double glazed windows, an allocated parking space and communal gardens surrounding the building.

Horsham town centre is approximately one mile away, offering a wide range of shops, restaurants and leisure facilities, while the mainline station provides access to London and Gatwick.

Material Facts

The property is currently let out at £950 per calendar month which equates to a yield of 6.7%

Lease Details:

189 years from December 1979

Lease expiry December 2168

Approximately 142 years remaining

Service Charges:

£134.14 per month

Payable monthly

Review period annually

Ground Rent:

£360 per annum

Review period to be advised

Council Tax Band: B

Horsham District Council

Parking Type:

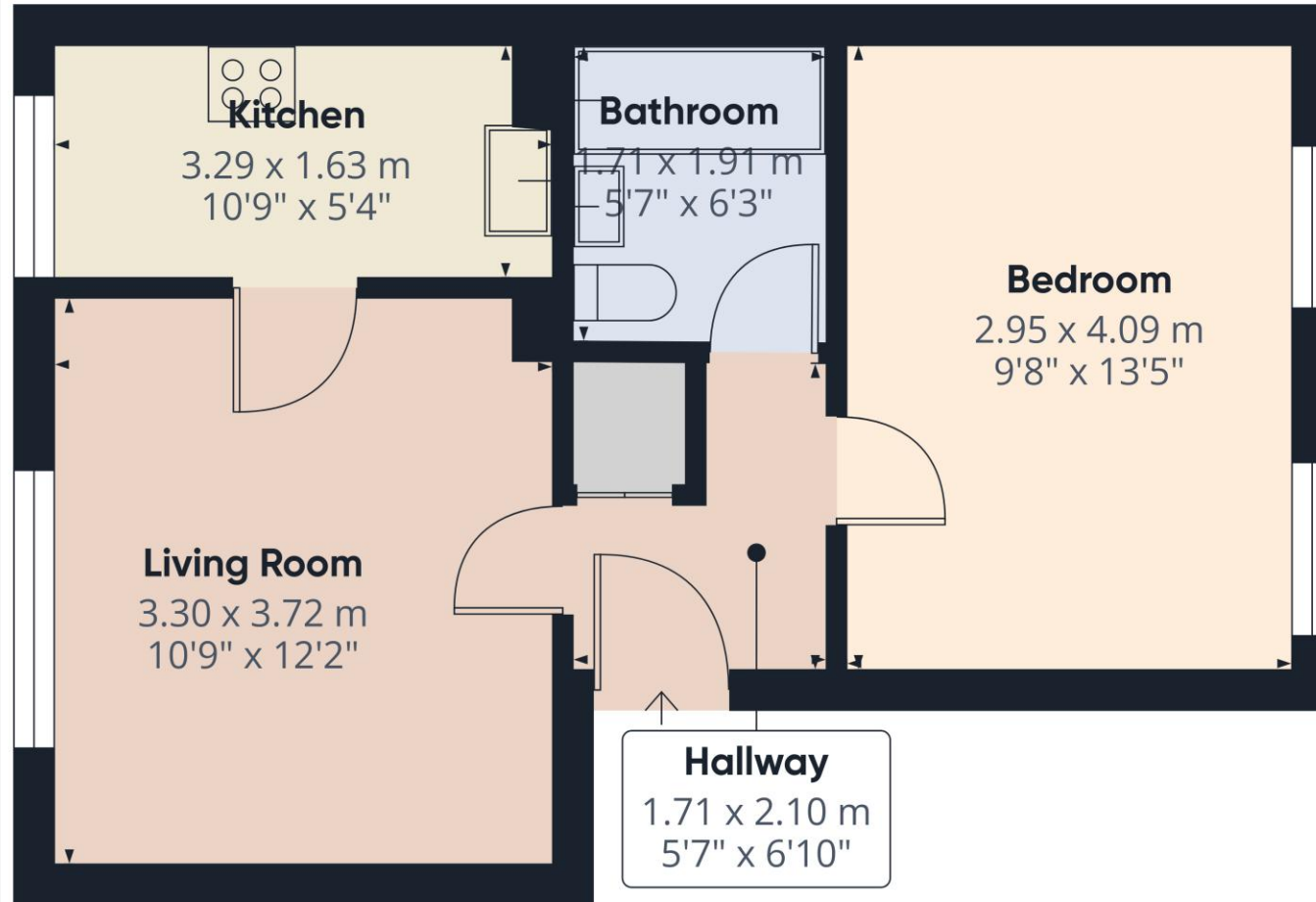
Allocated parking space

Flood / Erosion Risk:

River and seas: Low risk

Surface water: Low risk





Approximate total area⁽¹⁾
36.8 m²
397 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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