



2 Fishers Court  
Horsham, West Sussex,  
Guide Price £212,500 Leasehold



COURTNEY  
GREEN

Estate Agent • Letting Agent • Managing Agent

## 2 Fishers Court, Horsham, West Sussex, RH12 2RJ

Situated in this purpose built development, conveniently located for Horsham station and the town, is this spacious first floor apartment offered for sale with the benefit of no-forward chain. The well proportioned accommodation comprises a large double bedroom, a modern fitted bathroom, and a spacious living dining room off which is a fitted kitchen. There is a gas fired heating system to radiators, and the apartment has double glazed fittings. Outside, there are communal areas with allocated and visitor parking spaces.

The accommodation comprises:

### Communal Front Door

The staircase rises to the First Floor Level

### Private Front Door to

### Entrance Lobby

### Door to Hall

Double glazed rear aspect, radiator, telephone point.

### Living/Dining Room

Double glazed box bay front aspect, radiator, tv aerial lead, Open Reach master socket, two radiators.

### Kitchen

Double glazed rear aspect. Fitted with a range of base and wall mounted cupboards and drawers with complementing worktop surfaces incorporating a single drainer stainless steel sink with chromium monobloc tap, Bosch touch control electric hob, Bosch electric oven, space for a fridge/freezer, space and plumbing for washing machine, wall mounted Potterton Netaheat gas fired boiler for domestic hot water and central heating.

### Bedroom

Double glazed front aspect, radiator.

### Bathroom

Frosted double glazed rear aspect fitted with a modern white suite aspect comprising panel bath with chromium mixer tap, wall mounted Triton T80 electric shower unit with wall bracket and hand shower, pedestal wash hand basin with chromium mixer tap, low level WC, wall mounted mirrored cabinet, localised tiling, radiator, airing cupboard with hot water cylinder and shelves.

### OUTSIDE

Within the development there are areas of communal grounds, with visitors parking and one allocated parking space.

### TENURE

Leasehold—Lease we understand there are just over 96 years remaining.

Service Charge - £2200 per annum

Ground Rent - £258 per annum

Managing Agents - Managed by FirstPort Property Services, Marlborough House, Wigmore Place, Wigmore Lane, Luton, Beds, LU2 9EX

### 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 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.

