

Flat 3, Godmans Court, Henfield Road, Cowfold, Horsham, RH13 8DZ

Offers in the Region of £100,000

Est. 1988









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Courtney Green are pleased to bring to the market this well-presented one bedroom ground floor apartment, built specifically for those aged 55 and above. Godman's Court is is nestled in the picturesque village of Cowfold, which is conveniently located between the two major towns of Horsham and Haywards Heath, and benefits from regular and reliable bus routes to Horsham and Brighton. The accommodation comprises in brief, an entrance hall with a storage cupboard, a sitting/dining room with a large double-glazed window overlooking the village green and playing field, a fitted kitchen and a spacious double bedroom with built-in wardrobes. Communal facilities include a wonderfully bright and spacious lounge, a kitchen, a laundry room and well-maintained communal gardens. Non-allocated resident's parking is provided in the car park.

LOCATION: The small village of Cowfold lies approximately seven miles to the south-east of Horsham and has a surprising array of amenities including a Co-op convenience store with post office, doctors' surgery, pub, beautiful church, county primary school, Indian restaurant, hairdressers, sports clubs and playing fields and regular bus services to Horsham and Brighton. The location has proved popular over the years because of its excellent road links to Gatwick/London via the A272 and on to the A23/M23. The village appeals to a wide demographic with young families to retirees, who organise regular events and activities that are well attended and add to the very friendly community atmosphere.

The accommodation comprises:

Communal door with secure phone entry.

Individual **Front Door** opening to

Entrance Hall With large airing cupboard with a hot water cylinder and shelving. Emergency pull cord and doors to all rooms.

Sitting/Dining Room A bright lounge/diner, with space for dining table and seating area, and rear aspect double glazed window overlooking a communal balcony, which enjoys views over the recreational playing ground, covered night storage heater, telephone point.

Kitchen Comprising a range of eye and base level cabinets and drawers with complementing worktop surfaces, stainless steel sink and drainer with brushed metal monobloc tap, Belling eye-level electric oven, Hisence four burner electric induction hob, space for fridge freezer.

Bedroom A large double bedroom with rear aspect double glazed window, fitted triple wardrobe.

Bathroom A modern bathroom suite comprising a panel enclosed bath, with a wall-mounted Mira electric shower unit with wall bracket and hand shower, low level w.c with dual flush, vanity unit with counter-top circular wash hand basin, tall chrome mixer tap, heated towel radiator, floor to ceiling wall tiling, extractor fan.

Outside
Outside there are beautifully kept communal gardens which are tended to by both the residents and the site gardener.

Resident's parking is provided in the private car park.

Communal Facilities There is a wonderfully bright a spacious communal lounge overlooking the garden, a well equipped kitchen, a laundry room with washing machines and tumble dryers available at no extra charge, an overnight guest room with twin beds and an en-suite shower room available at a minimal cost, a luggage storeroom, a visitors bathroom and the manager's office. The on-site manager is available for day to day enquiries and there is an emergency call system with pull cords to each flat and personal pendants for residents.

Additional Information

Lease Length 99 years from 1988 (61 years remaining)
Service Charge £236.83 pcm (Inc. buildings insurance and water rates)

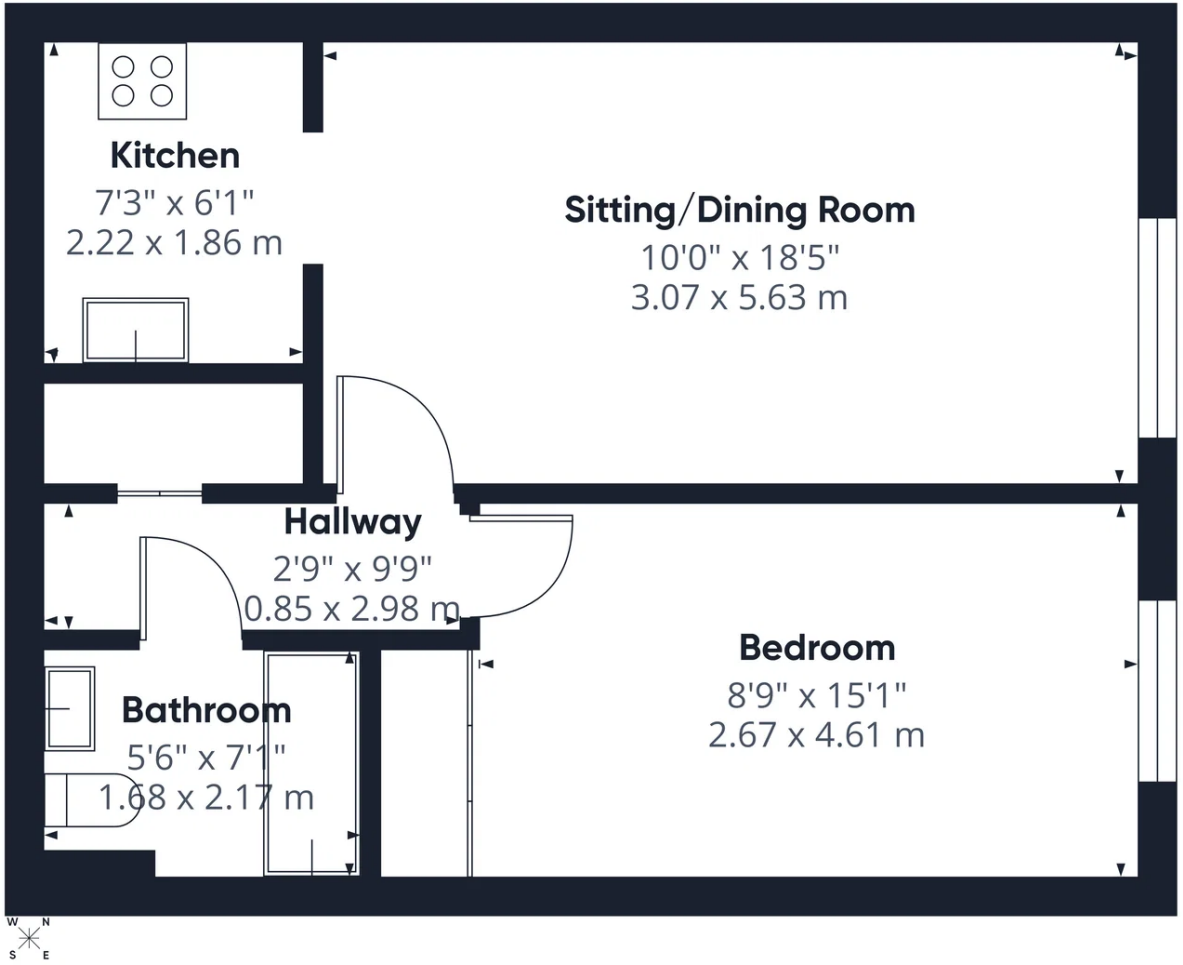
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Ground Rent Peppercorn
Age Restriction Owners must be 55 years

Council Tax Band - B
EPC Band - C

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.



Approximate total area(1)

455 ft²

42.3 m²

(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.

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