



York Close, Horsham, RH13 5PQ
£1,450 Per Month

& LINES
James

Stuart House York Close

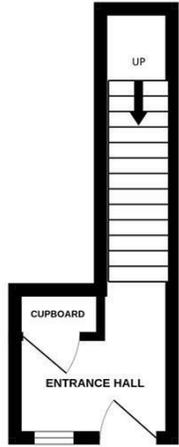
- TWO BEDROOMS
- SPLIT LEVEL MASONETTE
- SPACIOUS
- WELL PRESENTED
- EPC RATING TBC
- COUNCIL TAX BAND C
- DEPOSIT £1673.07
- 12 MONTHS +
- AVAILABLE MAY

A very spacious and well presented two bedroom split level maisonette situated in a popular location.

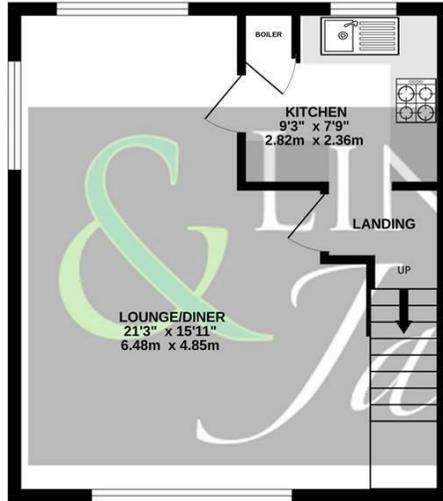
Lines & James are delighted to bring this very spacious maisonette to the market. The property is presented in excellent order with accommodation comprising: Entrance porch with storage cupboard and plenty of room for coats and shoes. On the first floor there is a large lounge/diner with picture windows allowing plenty of natural light and the modern fitted kitchen. On the second floor the landing provides an airing cupboard, the bedrooms are both good sized doubles, one features built in storage. There is a fully tiled modern shower room with walk in enclosure and separate W.C The property benefits from being fully double glazed with gas central heating, there is street parking available.



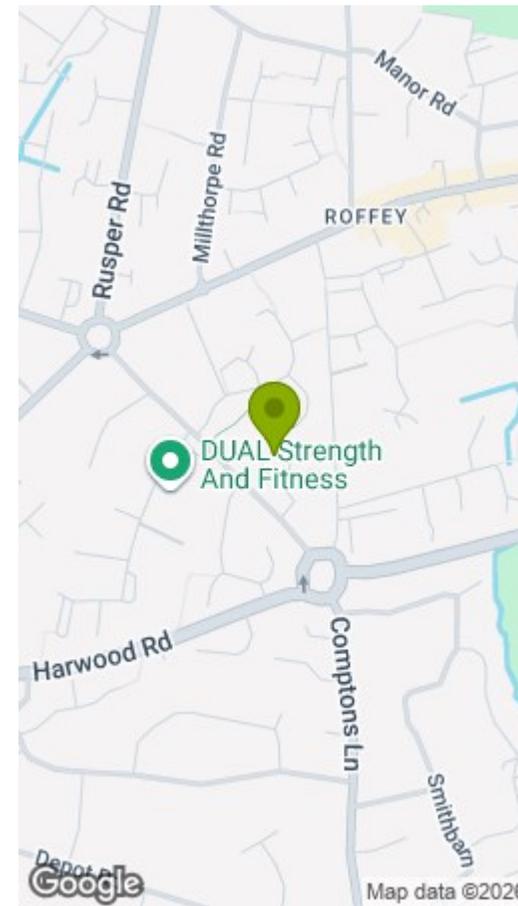
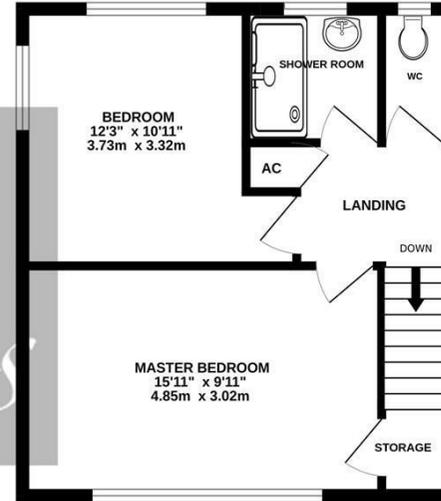
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.
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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs 192 plus A (81-91)			Very environmentally friendly - lower CO ₂ emissions A (81-91)		
B (69-80)			B (69-80)		
C (55-68)			C (55-68)		
D (39-54)			D (39-54)		
E (21-38)			E (21-38)		
F (11-20)			F (11-20)		
G (1-10)			G (1-10)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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