









18 Jasmine Court

London Road, Horsham, West Sussex, RH12 1AX

Guide Price £130,000 Leasehold

COURTNEY GREEN

Est. 1988

Estate Agent • Letting Agent • Managing Agent

18 Jasmine Court, London Road, Horsham, West Sussex, RH12 1AX

Courtney Green are delighted to offer this first floor one bedroom flat situated within this popular development built by Bryant Homes in the mid 1980's. Jasmine Court provides independent living specifically for the over 60's and is centrally located for Horsham town centre and the Park. The development has a Scheme Manager during office hours and a 24 hour remote monitoring service with emergency pull cords in each room affording peace of mind for relatives. The extensive communal facilities include a lovely residents' lounge with a galleried reading area, a laundry room, guest bedroom which is available at a small daily charge for visitors by appointment, and there is also an unallocated resident's car park. Flat 18 enjoys an outlook over the communal gardens towards Horsham Park and has a good-sized bedroom, a shower room, living room and kitchen. There is no onward chain and viewings are strongly recommended with the vendor's sole agents, Courtney Green.

The accommodation is as follows:-

From the **Entrance Foyer** there is a lift, together with a wide and easy-rising staircase leading to

First Floor Landing
Private front door to No. 18.

Entrance Hall
With storage cupboard, airing cupboard housing the cold water tank and factory insulated hot water tank with immersion heater.

Living/Dining Room Double glazed rear aspect with a pleasant outlook over Horsham Park, ornamental fireplace with electric fan assisted pebble effect heater, telephone point, satellite/t.v. aerial point, door to

Kitchen Fitted with base and wall mounted cupboards and drawer with worktops incorporating a single drainer stainless steel sink, space for electric cooker and fridge/freezer, part tiled walls, extractor.

Bedroom Double glazed rear aspect also with an outlook towards Horsham park, storage heater and built-in double wardrobe and additional storage cupboards.

Shower Room With oversized shower cubicle and independent shower, low level w.c., pedestal wash hand basin, some wall tiling, extractor, electric heater.

OUTSIDE

Gardens and Parking
Surrounding the building are very attractive and well tended areas of communal gardens, there is a gate which leads directly into the Park. There is a small non-allocated car park.

COMMUNAL FACILITIES

There is a Scheme Manager and outside of normal working hours, all emergencies are directed to a 24-hour monitoring service. There is a resident's sitting room of very attractive proportions with an upstairs reading area. A guest bedroom which is available by appointment and for a small daily charge, and a communal laundry.

IMPORTANT LEASEHOLDER INFORMATION

Tenure - Leasehold - 99 years from 1984.
Service Charge - £339.29 pcm
Ground Rent - Currently £150 per annum.
Managing Agents: First Port Management Services Limited Tel: 03333214051

Council Tax Band - 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.

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