



21 Robinswood Court, Rusper Road, Horsham, RH12 4YS

Guide Price £135,000 – £150,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 1 double bedroom ground floor apartment
- Retirement property for those over the age of 55
- No onward chain
- Direct access onto south facing gardens
- Resident parking and well tended communal gardens
- Convenient location for shops, bus route, walks and railway stations
- Reasonable maintenance charge
- Modern finish

A well presented and conveniently located 1 double bedroom south facing ground floor apartment, built in 1989 by Tilbury Homes designed for those over the age of 55 with communal gardens, resident parking and no onward chain.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





A well presented and conveniently located 1 double bedroom south facing ground floor apartment, built in 1989 by Tilbury Homes designed for those over the age of 55 with communal gardens, resident parking and no onward chain. The property is situated within easy access of a bus route into town, shopping facilities, country walks and 2 railway stations. The accommodation comprises: entrance hallway with fitted storage, double sized bedroom with view of the gardens and modern shower room. From the hallway there is access into the double aspect sitting/dining room with French doors onto the south facing communal gardens and kitchen with pleasant outlook and fitted with a range of units and new fridge/freezer, washing machine and oven. Benefits include double glazed windows, electric heating, 24 hour care-line, security entry system, residents lounge and drying area. There is ample resident parking and well tended communal gardens.

Tenure: Leasehold

Lease: 63 years remaining

Maintenance charge: £1,800 per annum

Maintenance review period: Annually

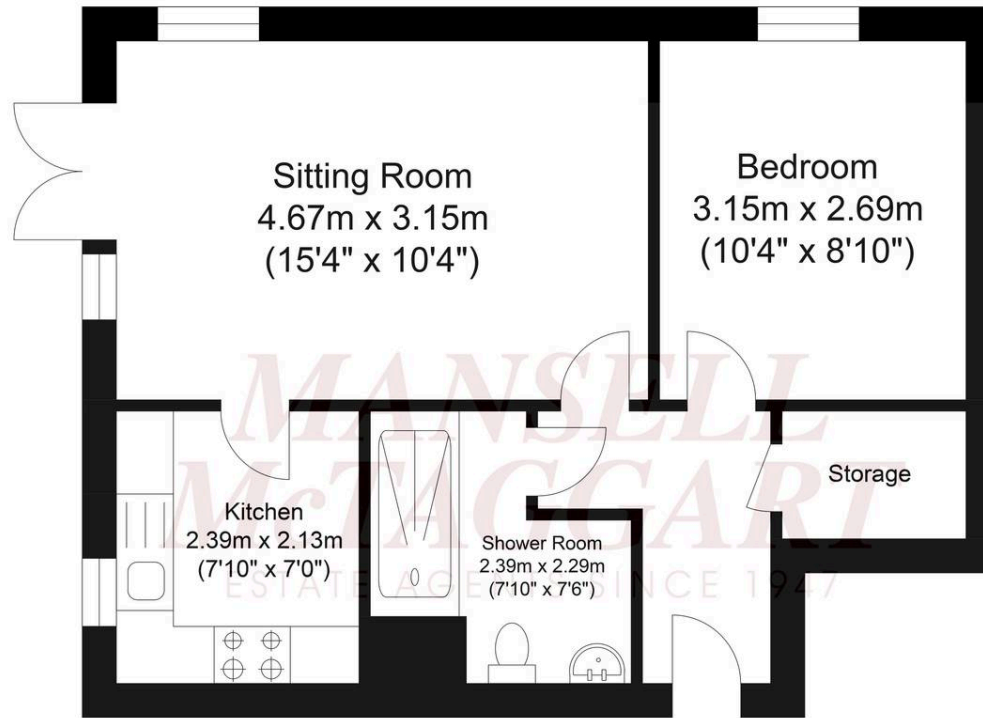
Ground rent: £100 per annum

Ground rent review period: Annually

Managing agents: Courtney Green

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Approximate Floor Area
437.01 sq ft
(40.60 sq m)

Approximate Gross Internal Area = 40.60 sq m / 437.01 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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