



101 Horsham Gates One
North Street, Horsham, West Sussex, RH13 5TT
Guide Price £215,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are pleased to be offering for sale this well appointed contemporary one bedroom apartment, finished with a high quality specification and situated a short walk from Horsham railway station and the town centre. A communal front door with security entry-phone system provides access to the communal entrance hall with door leading to the ground floor level where the apartment is situated. The accommodation comprises an entrance hall off which is the open living room/kitchen with a private balcony and incorporating a fully integrated fitted kitchen with built-in appliances, a good sized double bedroom with fitted wardrobe, and a luxury fitted bathroom. The property benefits from a gas heating system primarily powered by communal boilers within the basement of the building. Outside, there are well maintained gardens and communal parking areas. The vendor's sole agent, Courtney Green, strongly recommends an internal inspection of this delightful flat in order to fully appreciate its finer qualities. Sold with no onward chain.

Communal Entrance Hall

With communal post boxes, stairs and lift to

Upper Ground Floor Level

Private front door to

Entrance Hall

Radiator, telephone entry phone, Amtico wood effect flooring, LED spot lights, deep storage cupboard. Doors leading to

Open plan Lounge/Diner/Kitchen

Kitchen Area Fitted with a modern range of eye and base level units with matching drawers in light grey finish, complementing dark grey granite work top surfaces with inset stainless steel sink unit having chromium monobloc tap and drainer, inset four ring Siemens hob with granite splashback and extractor fan over, and matching oven under, integrated fridge/freezer, dishwasher and space and plumbing for washing machine and open to **Lounge/Diner Area** Double glazed sliding patio doors leading to the **balcony**, two t.v., Sky & telephone points, Amtico wood effect flooring throughout, smooth ceiling with inset LED spot lights and extractor fan.

Bathroom

Modern white suite comprising panel enclosed bath with mixer tap, shower attachment and glass screen, wall mounted wash hand basin with mixer tap, back to wall dual flush w.c with vanity shelving over, shaver point, fitted mirror, part tiled walls, chrome heated towel rail, inset LED spot lights and extractor fan.

Bedroom

Double glazed window to rear aspect, radiator, Tv point, smooth ceiling with inset LED spot lights, fitted double wardrobe with hanging rail and shelving and mirrored doors.

Parking

One allocated parking space located to the rear of the property.

OUTSIDE

Communal bin store & bike storage area located in the basement area.

TENURE

Leasehold - 125yrs from 01/01/2016

Service Charge - £2528.27 for 2026

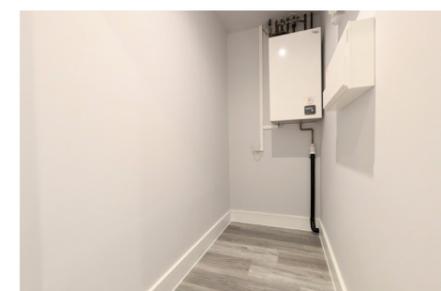
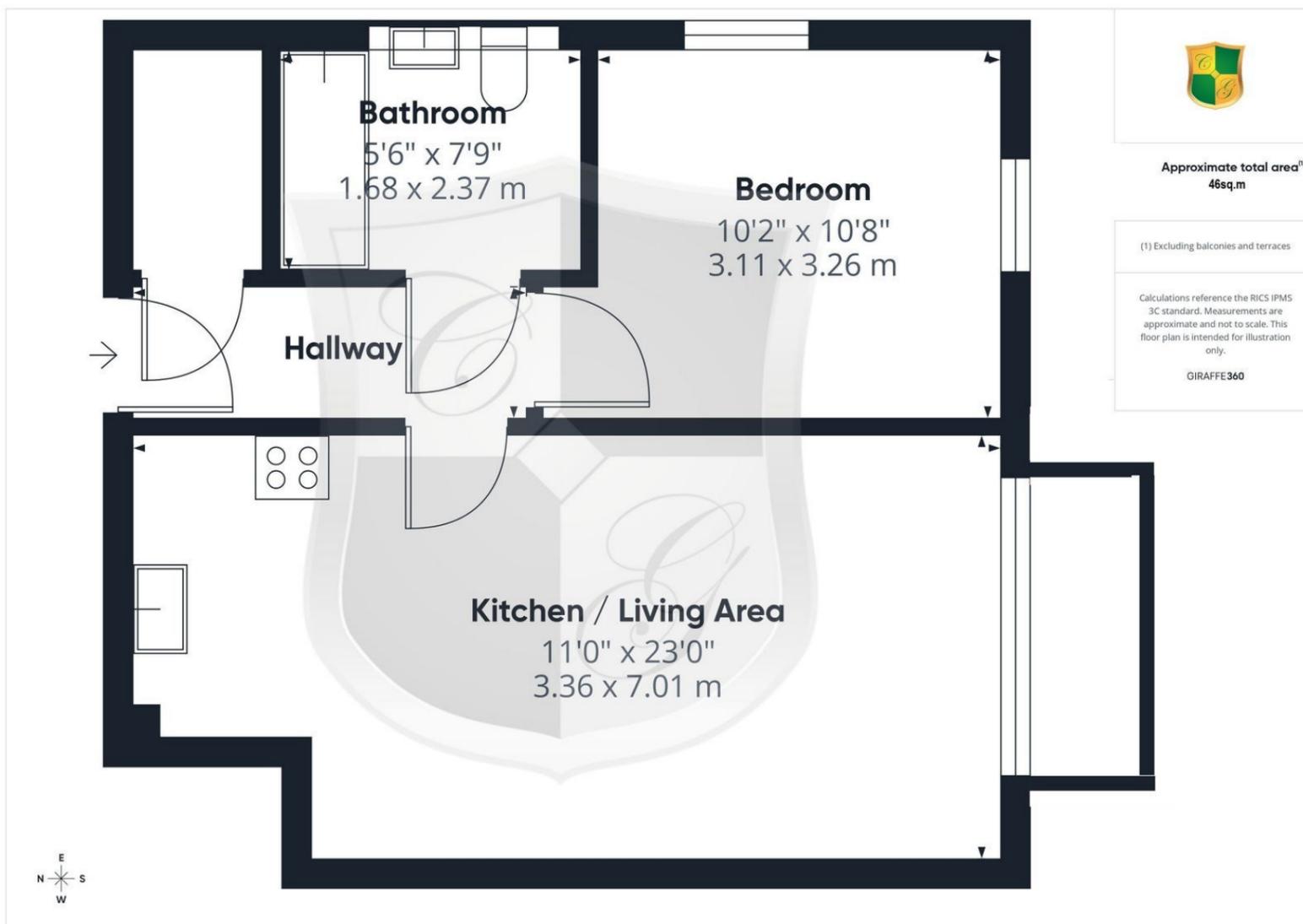
Ground Rent - £300.00 PA

Managing Agents – Concept Property Management

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 Nepecote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepecote Financial Ltd.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	