



2 Ravenscroft Court
 Horsham, West Sussex, RH12 2RE
 Guide Price £175,000 Leasehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

2 Ravenscroft Court, North Parade, Horsham, West Sussex, RH12 2RE

Situated in a convenient position opposite Horsham Park and within walking distance of the town centre and Horsham railway station is this purpose built ground floor flat offered for sale with the benefit of no ongoing chain. With scope to improve and re-decorate, the property has an extended lease and the accommodation comprises one double bedroom with overhead storage units, living room with a private door out to the communal gardens, a fitted kitchen with built in appliances and a bathroom with external window providing natural light and ventilation. Within the development there are well maintained communal grounds and an allocated parking space along with additional visitor parking spaces.

The accommodation comprises:

Communal Front Door and Private Front Door to

Entrance Hall

Telephone point, airing cupboard housing Heatrae Sadia Megflow hotwater cylinder, cupboard housing Johnson and Starley gas fired boiler for warm air heating.

Living Room

Double glazed rear aspect and double glazed door to the communal garden, tv point, opening to

Kitchen

Double glazed rear aspect. Fitted with a range of base and wall mounted cupboards and drawers having complementing worktop surfaces with tiled splashbacks, four ring stainless steel gas hob with electric oven under and filter hood over, single drainer stainless steel sink with chromium monobloc tap, space for a fridge and plumbing for washing machine.

Bedroom

Twin double glazed front aspect, overhead cupboards.

Bathroom

Frosted double glazed side aspect. Fitted with a vanity unit having an inset wash hand basin with chromium mixer tap, cupboard under, back to wall WC, panel enclosed bath with chromium mixer tap and shower attachment, wall bracket and hand shower, localised tiling.

OUTSIDE

There are well maintained communal grounds, one allocated parking space and visitors parking.

Additional Information

Leasehold - 189 years from 10/10/1979 (143 years remaining)

Service Charge - £1500 per annum

Ground Rent - £88.75 per quarter.

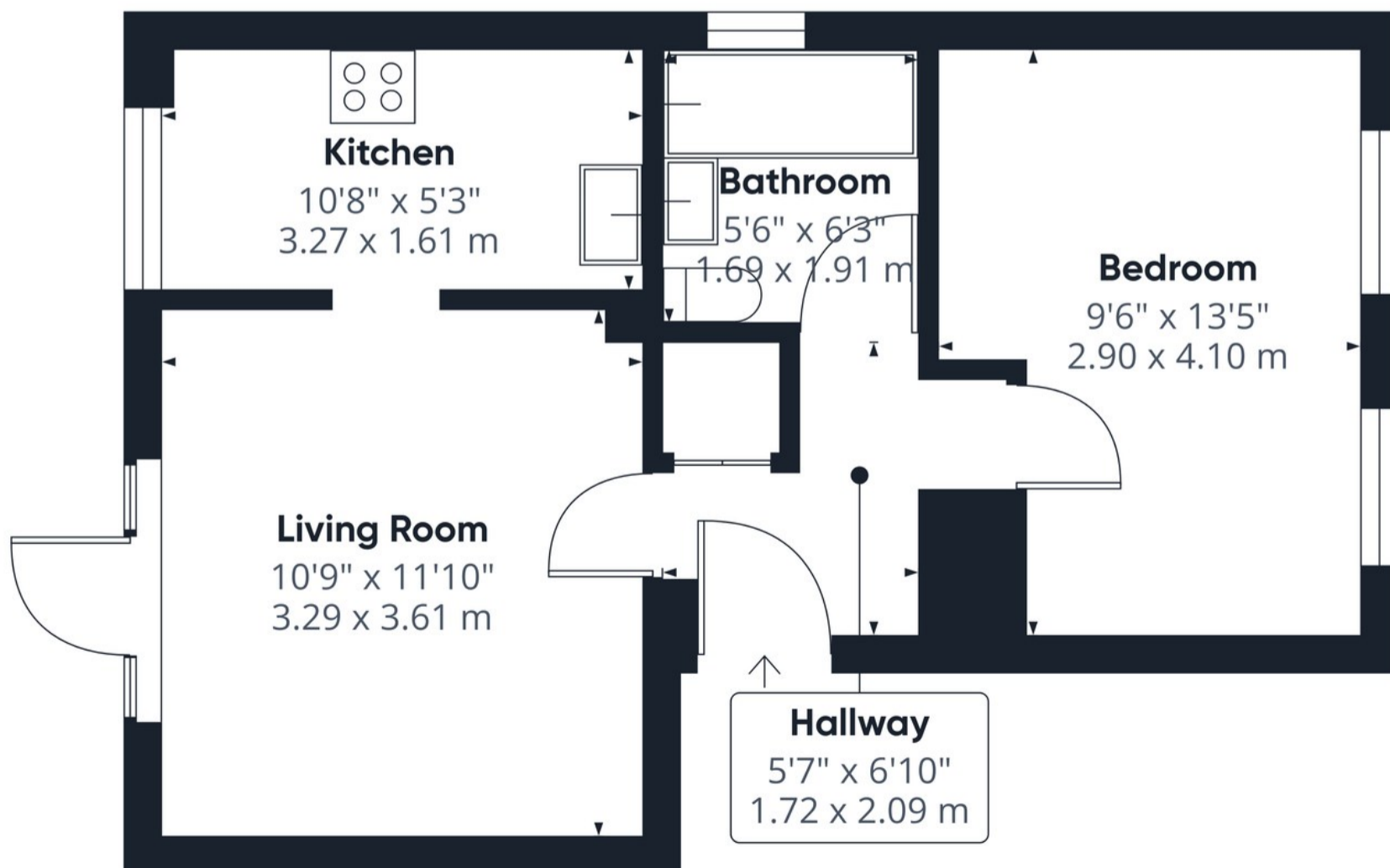
Managing Agents - Whitfords Estates, Steyning.

Council Tax Band - B

Referral Fees: Courtney Green routinely refer prospective purchasers to Nephote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nephote Financial Ltd.

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.

Ref: 25/5835/17/07



Approximate total area⁽¹⁾
384 ft²
35.7 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

(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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