



**Connells**

St Leonards Oak Tree Way  
Horsham

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Horsham RH13 6TD

for sale guide price  
**£200,000**



### Property Description

We are very pleased to offer for sale this two bedroom first floor apartment forming part of this attractive late Victorian building, which was refurbished and converted into six individual properties in 1993. There are many character features, inherent in a property of this era, including high ceilings.

The accommodation comprises entrance hall, living room, kitchen, two bedrooms, en-suite and bathroom. In addition the property offers a fabulous terrace which is accessed from the living room. The property also features generous room sizes throughout, which are further enhanced by the high ceilings. Outside, there are well tended communal gardens to the rear with allocated parking spaces to the front.

The property is offered for sale with the benefit of no forward chain.



## Hall

## Living Room

16' 4" (max) x 12' (max)  
(4.98m (max) x 3.66m (max))

## Kitchen / Diner

15' 7" (max) x 12' 1" (max)  
(4.75m (max) x 3.68m (max))

## Bedroom 1

11' 5" (max) x 9' 8" (max)  
(3.48m (max) x 2.95m (max))

## Ensuite

## Bedroom 2

9' 7" (max) x 8' 1" (max)  
(2.92m (max) x 2.46m (max))

## Bathroom

8' 1" (max) x 7' 8" (max)  
(2.46m (max) x 2.34m (max))

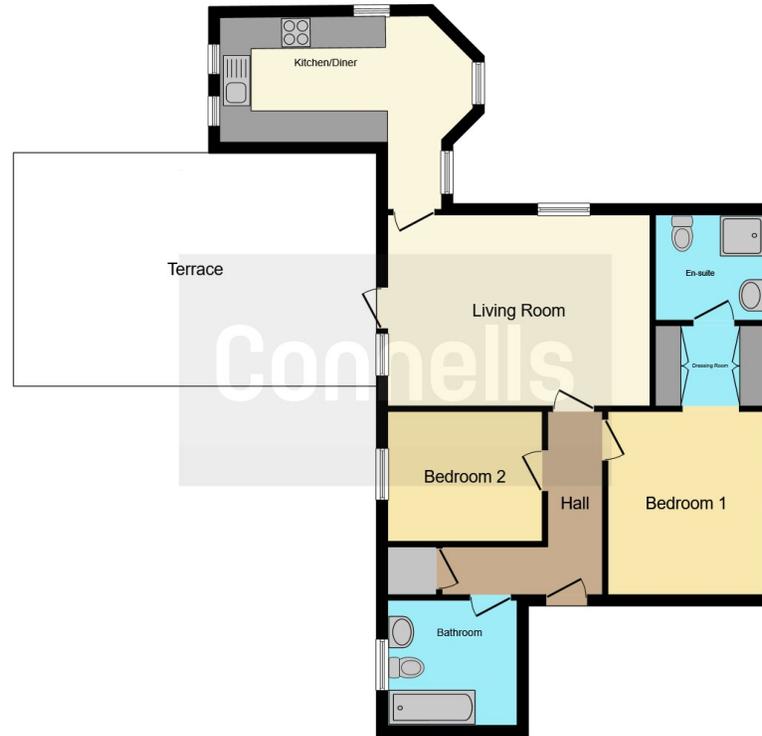
## Terrace

22' 8" (max) x 14' 6" (max)  
(6.91m (max) x 4.42m (max))









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: E Council Tax Band: D

Service Charge: 3763.04

Ground Rent: 714.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HS406831](http://connells.co.uk/Property/HS406831)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: HSH406831 - 0028