



**Horsham Gates Two, North Street, Horsham, RH13 5TU.
Guide Price £230,000 Leasehold**


MARTIN&CO

- One Double Bedroom
- Duplex Apartment
- Bespoke Fitted Storage
- Private Balcony
- Long Lease
- Close to Horsham Mainline Station
- Contemporary Bathroom
- Integrated Kitchen

Duplex Delight – An individual and improved one double bedroom split level apartment built in 2016 with private balcony, parking, lift service, luxury integrated kitchen and contemporary bathroom.



This beautiful home has been improved by our clients to provide a contemporary feel with clever bespoke storage fitted to enable working from home alongside a living space set close to Horsham mainline station and town centre.

Horsham Gates Two was built in 2016 and remains one of the most sought after developments locally. Being set just a few minutes walk from the mainline station with its services to London and the South coast. The town centre is also easily accessible with its wide range of amenities.



Entering the block via secure entryphone there are stairs or lift services to each floor. This property is set towards the rear of the development giving a pleasant view.

The entrance hallway gives access to the good size open plan sitting room now fitted with bespoke storage units and shelving. The private balcony is accessed via double glazed sliding doors with an Italian designed mesh screen door to allow cool air in. The balcony also has useful storage units fitted at one end leaving more than enough room to sit and watch the sunset whilst alfresco dining.

The kitchen area is fitted with a range of attractive units with integrated appliances and has a window overlooking the balcony.

From the hallway the stairs lead to the top floor landing accessing the double bedroom with skylights and fitted wardrobe space. The contemporary bathroom has a white suite with tiled walls.

Outside – There is a residents car park with permit parking

In our opinion this is a very individual apartment being a duplex layout and enjoying benefits such as double glazing, central heating, skylights, private balcony, remainder of a 10 year guarantee and we strongly recommend internal viewing.

Tenure: Leasehold 125 years from 25th March 2016

Lease remaining 118 years

Annual Ground Rent: £250 per annum

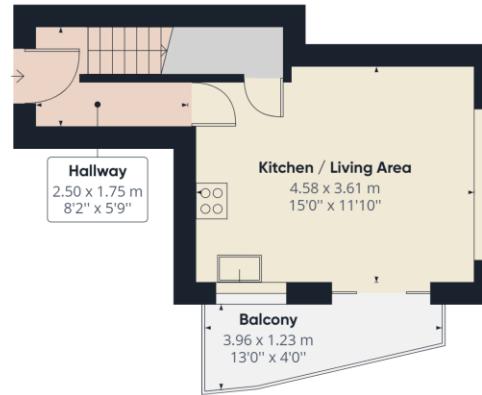
Ground Rent Review Period: 20 years from commencement

Annual Service Charge: £1431.20 per annum paid in quarterly instalments of £357.80- This includes building insurance.

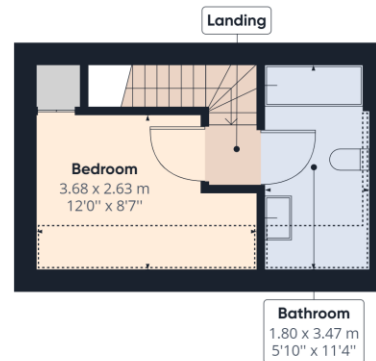
Service Charge Review Period: Annually

Council Tax Band: C





Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

39.23 m²
422.23 ft²

Reduced headroom

4.73 m²
50.95 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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