



**Horsham Gates Three, Horsham, West Sussex, RH13 5TZ.**  
**Guide Price £290,000 - £300,000 Leasehold**

  
**MARTIN&CO**

- **Luxury Two Bedroom Apartment**
- **Contemporary Bathroom**
- **Integrated Kitchen**
- **Close to Town and Station**
- **Balcony**
- **Parking**
- **Fitted Wardrobes**
- **EPC B**

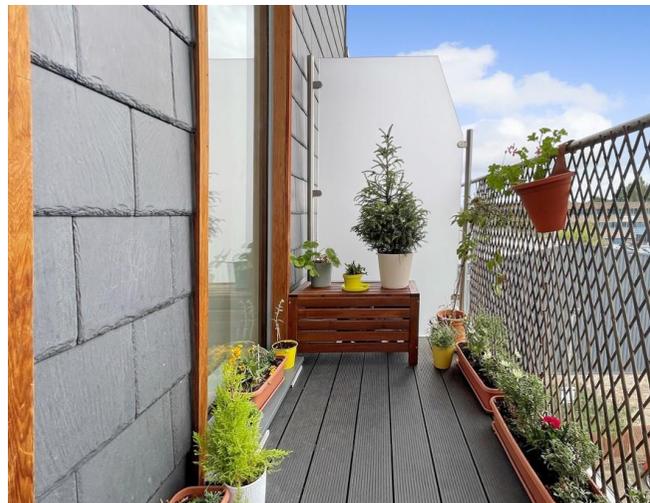
**HIGH SPECIFICATION** - A well presented top floor two double bedroom balcony apartment, located close to Horsham station and town centre, spacious open plan living and off road parking.



A beautifully presented top floor two bedroom balcony apartment in a premium location, ideal for first time buyers, investors or commuters.

The communal hallway has stairs and a lift service to all floors. The front door leads into an entrance hall with double cupboard providing the utility area for the washing machine.

The open plan living/dining room/kitchen has plenty of space for a sofa, dining table and storage. With a split ceiling giving both height and volume to the room. The contemporary modern fitted kitchen has a full range of wall and base units with built-in oven, hob, fridge/freezer and



dishwasher. In the living area there is a opening door leading to a balcony; perfect for enjoying a coffee in the morning.

Both bedrooms are good size doubles with the main bedroom having a double wardrobe and a door leading into the bathroom. Bedroom two is currently used as a study. The high specification Jack and Jill bathroom has a white fitted suite with wc, sink, towel rail, bath with shower above and large mirrored wall. Doors lead to the main bedroom and hallway.

#### Outside

The flat also benefits from off-road parking via residents permit.

The apartment is set in a popular development within a short walking distance to a good primary school and nursery. The Capitol theatre with cinema is also closeby. Just across the car park is a supermarket, handy for all your groceries. Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store.

For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Tenure: Leasehold 125 years from 25th March 2016

Lease remaining 118 years

Annual Ground Rent: £300 per annum

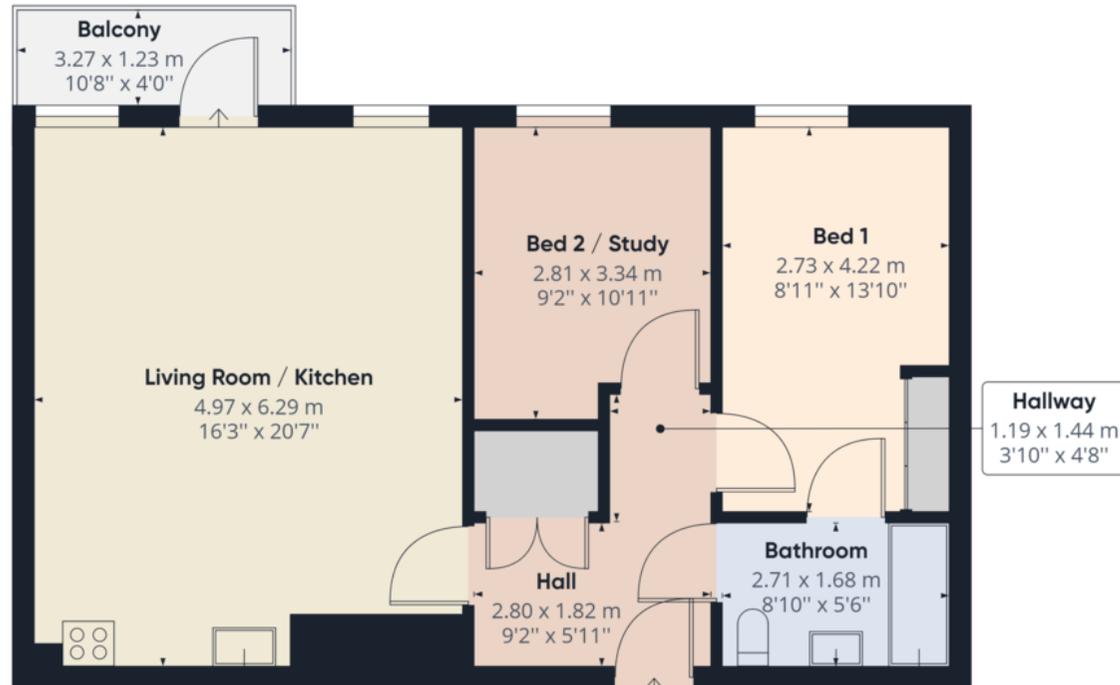
Ground Rent Review Period: 20 years from commencement

Annual Service Charge: £2096.04 per annum paid in quarterly instalments of £524.01 This includes building insurance and reserve fund contribution.

Service Charge Review Period: Annually

Council Tax Band: C





Approximate total area<sup>(1)</sup>

64.29 m<sup>2</sup>  
692.00 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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## Martin & Co Horsham

Envision House • 5 North Street • Horsham • RH12 1XQ  
T: 01403 248222 • E: horsham@martinco.com

# 01403 248222

<http://www.martinco.com>