



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**

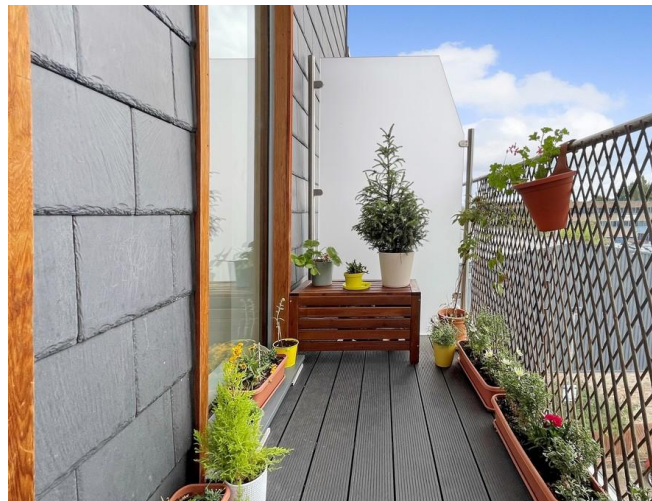
HIGH SPECIFICATION - A well presented top floor two double bedroom balcony apartment, located close to Horsham station and town centre, spacious open plan living and off road parking.



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

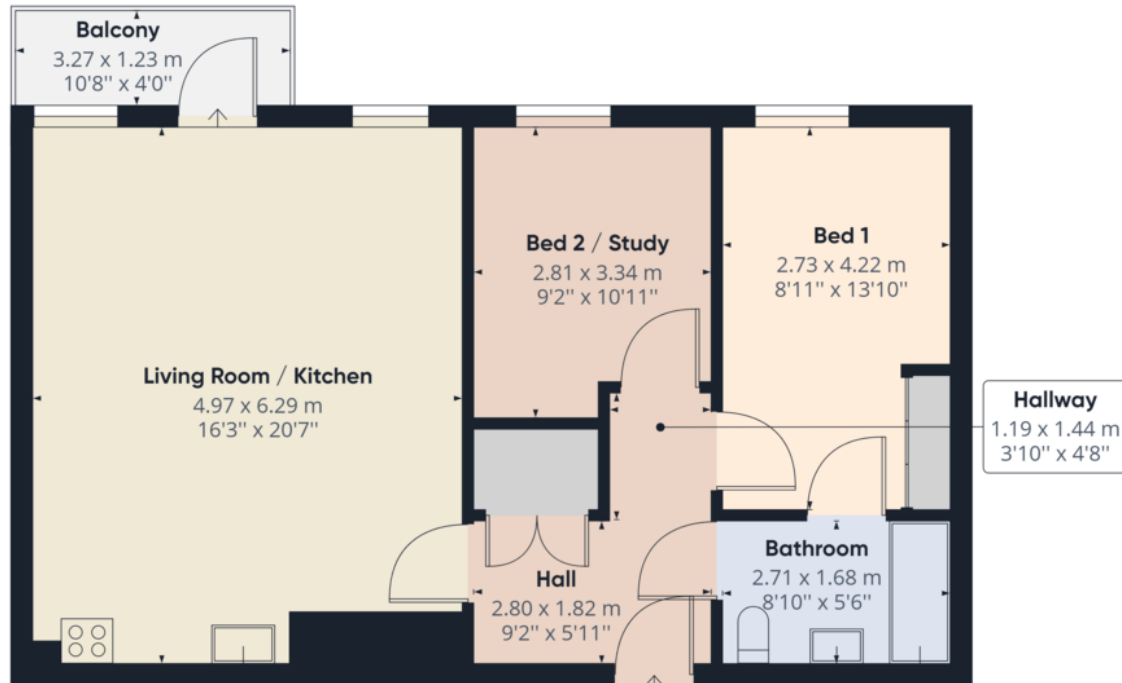
Ground Rent Review Period: 20 years from commencement

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⁽¹⁾

64.29 m²
692.00 ft²

(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.

GIRAFFE360

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