



**Wyndham Hall, North Parade, Horsham, RH12 2GA.**

Guide Price £400,000 - £450,000 Share of Freehold





## Wyndham Hall, Horsham

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- Two Double Bedrooms
- Luxury Ensuite Bathroom
- Contemporary Shower Room
- Superb Integrated Kitchen
- Multifuel Burner available by negotiation
- Lift to all Floors
- Garage with Full Loft Storage
- EPC B

Wyndham Hall is a luxury private and secure development of just ten apartments, it defines the phrase Location Location Location Location Location being a stones throw from the award winning Horsham Park and just a few minutes stroll into Horsham's vibrant town centre with its café society, mainline train station John Lewis/Waitrose superstore and local GP surgery nearby.

It simply cannot be understated how well situated this development is within Horsham.

Built twelve years ago this imposing Victorian style building has brick and rendered elevations, a grand covered entrance with pillars leads into the main entrance hall which has an impressive Italian tiled floor with discrete LED lighting. A lift to all floors and a modern wide open stairwell which is bathed in natural light from the spectacular full height glass wall. Indeed all of the communal areas, landings and lobbies benefit from being bright & airy spaces. The imposing period style of the buildings exterior belies a modern, crisp and tastefully decorated interior.



The property is accessed via a video phone entry system. All three entrances also have residents only keypad access and residents also have remote control access to the electric gates.

This apartment is set on the second floor and you are welcomed by a hallway that grants access to all rooms.

The hallway boasts a full-height cupboard with ample storage and shelving, as well as a utility laundry cupboard equipped with a washing machine and tumble dryer.

Bathed in natural light, the spacious open plan living area exudes grandeur, with a partial wall creating a distinct bespoke kitchen space. A multifuel burner gives charm to the space and is available by separate negotiation.

The contemporary kitchen showcases cream gloss effect wall and base units furnished with luxurious granite work surfaces and a matching splashback. A range of integrated appliances, including an oven and grill, microwave, induction hob with a stylish Miele extractor fan, dishwasher, fridge, and freezer – all bearing the

esteemed Siemens brand – adorn the kitchen.

The expansive main bedroom is enhanced with white wooden wardrobes and mirrored accents.. The modern en suite bathroom is equipped with a bathtub and features a handheld shower, complemented by wall-to-ceiling tiling, full height heated towel rail with independent control and a mirrored cabinet.

Bedroom two, also generously sized, offers ample space for comfort, currently used as a study so having great flexibility.

The main bathroom boasts a walk-in rainfall shower, accompanied by a large mirror with additional lighting and a full height heated towel rail, which can be controlled independently from the heating system.

The entire apartment benefits from the fitting of Plantation Shutters. Timber flooring throughout the principle areas. Underfloor Gas/Water heating with individual room controllers. Ultra low wattage LED Lighting. Seamless networking of internet, satellite & terrestrial TV & Radio

with high speed Broadband to all rooms. The apartment also benefits from a very high standard of both thermal & acoustic insulation. So much so that the current owners tell us that "the heating has never actually come on!" and that they "have no idea if anyone else is actually in residence!" They also state that "this is an extremely economical apartment to run." Important in the current climate of high energy bills.

#### Outside

Once in the private communal gardens the area is a peaceful haven of well manicured specimen shrubs and trees with seating areas. It includes monitored visitor and allocated parking as well as garaging with remote electric doors. The garage has a full loft space access via ladder and the perfect place to store many boxes.





### Information

The ten Owner/Occupier apartments all have a share of Freehold for the entire estate.

Each apartment also has a long lease of 999 years with 979 remaining

Service Charge currently £3450 per annum reviewed annually

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. There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre.

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.









## Martin & Co Horsham

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