



Knepp House, Kennedy Road, Horsham, West Sussex, RH13 5TH.
Guide Price £270,000 Leasehold


MARTIN&CO

Kennedy Road, Horsham

- Main Bedroom with Ensuite Shower Room
- Integrated Kitchen
- Close To Town Centre and Train Station
- Spacious living room
- EPC C

CENTRAL CONVENIENCE -This newly refurbished double two - bedroom apartment features modern upgrades. Both bedrooms have natural light and enhanced storage. The main bedroom features the stunning ensuite shower room and Horsham Town and Mainline Station a short walk away.

This newly refurbished ground floor apartment features two spacious double bedrooms, each accompanied by its own facilities for added convenience and privacy.

The apartment includes a contemporary open plan living area, a fully equipped kitchen with modern appliances, and stylish decor throughout. With the refurbishment, the apartment also boasts fresh decoration, new flooring, updated fixtures, and a cozy ambience, making it an inviting and comfortable living space for its residents.

The property features a light and spacious layout with an entrance hall including two storage cupboards, one has



been converted into a utility cupboard with space and plumbing for the washing machine, a good-sized double aspect living room leading to a sleek modern kitchen with appliances, a main bedroom with built-in wardrobes and a superb en suite shower room, a second double bedroom, and a bathroom. It is recommended to schedule an internal viewing to appreciate the space.

This apartment block has a security entryphone system with a lift to all floors for convenience, there is one numbered and allocated parking space.

The apartment is located in a well liked contemporary development on the East side of Horsham, within walking distance of the town centre

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.

The lease has 108 years remaining

- Most recent service charge £2,856.32 reviewed annually
- Ground rent is £300 review period to be confirmed

For investors this apartment would let at £1400 pcm giving a gross yield of 6.2%

All the figures were taken from the vendors and we recommend any potential purchaser verify these before exchange of contracts via their own solicitors.





Martin & Co Horsham

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

01403 248222

<http://www.martinco.com>

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