



# The Forum Lower Tanbridge Way, Horsham

Guide Price **£210,000**



## The Forum Lower Tanbridge Way, Horsham

A spacious one bedroom flat situated in Horsham Town centre. The property has a great external space from the balcony which is accessed from both the bedroom and sitting room. Internally, accommodation comprises open plan sitting room/kitchen which is a lovely bright room providing space for a sitting area, table and then kitchen at the end. The kitchen is a modern kitchen and offers a range of floor and wall units, space for white goods and has an integral oven and hob. The principle bedroom is bright with doors leading to the balcony. There is a modern bathroom off the entrance hall which is fully fitted with bath with a shower over the bath, sink and WC as well as towel rail. The lease started in 2003 for 125 years with a service charge of £543.10 paid quarterly. Included in the service charge is a ongoing contribution to a reserve fund of £216.00 per quarter.

Council Tax band: C

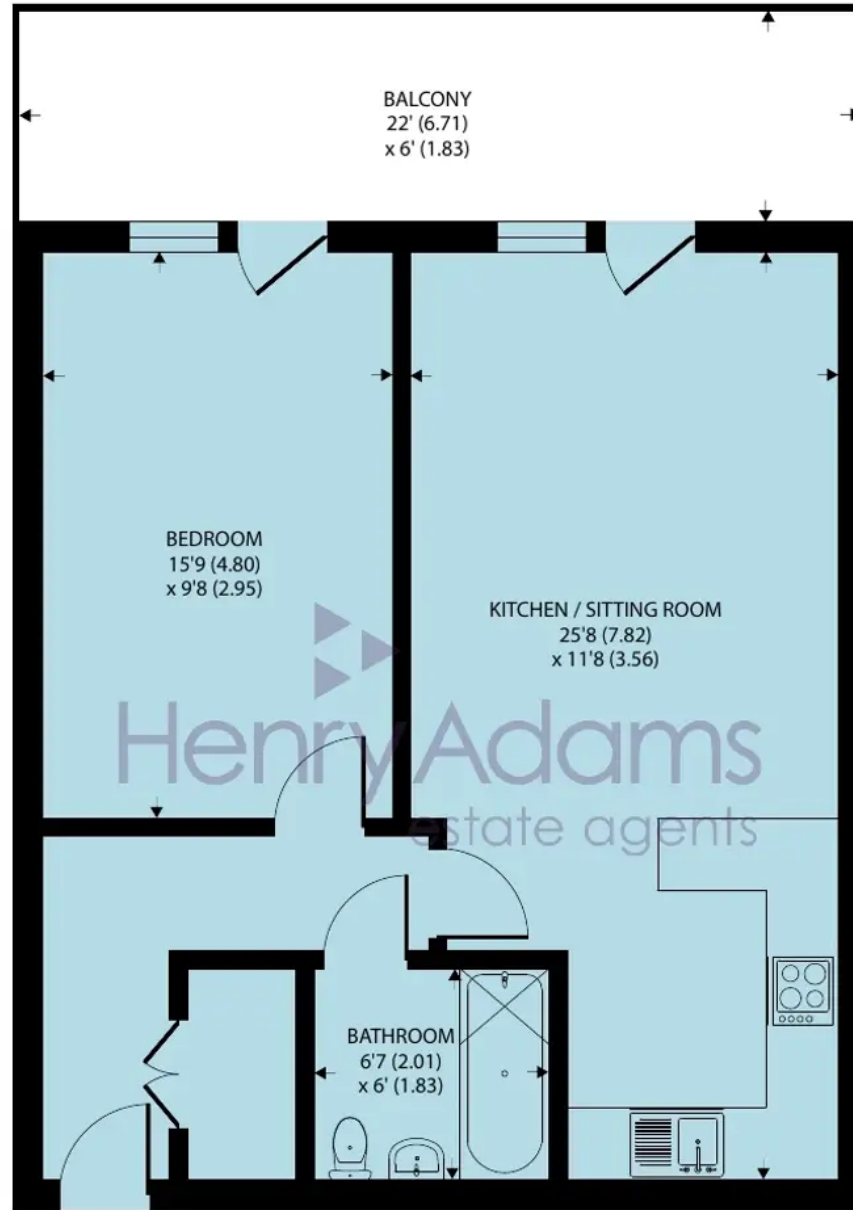
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- No onward chain
- Bright and spacious open plan sitting room/kitchen
- Large balcony
- Large principle bedroom
- Light and airy apartment
- Lifts available in building
- Secure gated parking for one car





THIRD FLOOR

## Flat 301, The Forum, Lower Tanbridge Way, Horsham, RH12 1PS

Approximate Area = 565 sq ft / 52.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1147764





## Henry Adams - Horsham

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.