



## 9 The Mill, The Boulevard

Guide Price £320,000



# 9 The Mill

The Boulevard, Horsham

Stylish and modern quiet corner two bedroom first floor apartment at the end of the shared entrance hallway with lift access and video entry phone system, situated within the sought after Highwood Development built by Berkeley Homes in 2018.

Modern open plan living area with Juliette balcony flooding the area with light, leading to the kitchen with integrated appliances and space for a dining table, there is a useful double storage cupboard in the hall with space for a washing machine. Both bedrooms are doubles with built in wardrobes to the main bedroom and en-suite shower room.

Outside there are well managed communal gardens with lawn and seating space and two secured undercover allocated parking spaces with gated fob entry, cycle storage and visitor parking.

This apartment is perfect for first time buyers or ideal for investors who are looking for a ready to move in home finished to a high specification and chain free.

Agents Note: Annual charges - Service charge £2149 ground rent £300

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Master bedroom with built in wardrobe and en suite
- Access to Horsham town centre
- Contemporary kitchen with integrated appliances
- Two undercover allocated parking spaces
- Access to mainline train station





GROUND FLOOR

## The Mill, The Boulevard, Horsham, RH12 1GR

Approximate Area = 738 sq ft / 69 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 2022. Produced for Henry Adams. REF: 868567





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