



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Thinking of purchasing as an Investment Property?



Woodlands Lettings would be delighted to assist you with finding a suitable tenant, carry out all the referencing on your behalf & ensuring all the necessary paperwork is in place. Please call us on 01403 252100 & we would be happy to discuss terms with you & of course help in any way we can.

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.

# woodlands

Established 1991

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## April Close, Horsham, West Sussex, RH12 2LN £165,000 Leasehold

This spacious apartment is located on the top floor and offers generous accommodation throughout. There is a communal entrance with stairs to top floor and a front door leads into the entrance hall. The lounge/dining room is a particular feature of the property and is the ideal space for entertaining, with a door leading out to a private balcony. There is also access into the kitchen, which has plenty of space for appliances. Both of the generous bedrooms are accessed via the main hallway, and have an attractive outlook while the bathroom benefits from a white suite. Outside there are communal grounds and a garage is located in a nearby block. The current 44 years lease means that you are unable to get a mortgage and this is accommodated within the current marketing price - Cash buyers only.



- TOP FLOOR FLAT
- ENTRANCE HALL
- BALCONY
- TWO BEDROOMS
- GARAGE IN A BLOCK
- NO ONWARD CHAIN
- LOUNGE/DINING ROOM
- KITCHEN
- BATHROOM
- SHORT LEASE - CASH BUYERS ONLY

### MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property

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LOCATION

The property is conveniently situated close to Horsham's thriving town centre and mainline station with access to both London Victoria/Bridge approximately 55 minutes. This historic market town offers a comprehensive range of facilities including the John Lewis at Home and Waitrose stores, the Swan Walk shopping centre and the Carfax, with its cobbled streets and varied restaurant quarter. Leisure facilities include Horsham Park with the Pavilions Leisure Centre and the Capitol Theatre. The A24, M23 are close by giving access to London, Gatwick and the South coast. There are also a number of excellent state and private schools in the area, including; Tanbridge House, Christ's Hospital, Millais Girls and Forest Boys Schools.

Accommodation with approximate room sizes:

COMMUNAL ENTRANCE

Stairs to top floor. Front door to:

ENTRANCE HALL

LOUNGE/DINING ROOM 6.35m max 4.01m min x 3.30m max 2.67m min (20'10" max 13'2" min x 10'10" max 8'9" min)

BALCONY

KITCHEN 2.03m x 3.25m (6'8" x 10'8")

BEDROOM ONE 3.02m x 3.33m (9'11" x 10'11")

BEDROOM TWO 3.02m x 2.41m (9'11" x 7'11")

BATHROOM 2.11m x 2.06m (6'11" x 6'9")

OUTSIDE

COMMUNAL GROUNDS

GARAGE IN A BLOCK

OUTGOINGS

LEASE LENGTH: The vendor informs us this is 44 years. With a lease of this length no mortgage will be permitted, therefore, cash buyers only.

MAINTENANCE: The vendor informs us this is currently £245 per quarter.

GROUND RENT: The vendor informs us this is currently £15.

DIRECTIONS: From Horsham town centre turn left at the traffic lights into Albion Way and go straight ahead at the roundabout. Turn right at the traffic lights into Springfield Road and proceed straight ahead at both sets of traffic lights. Take the next turning on the right into Pondtail Road, opposite the common near The Dog & Bacon public House and then first right into Ashleigh Road. April Road is then the first turning on the right.

COUNCIL TAX: Band C.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform



prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	