

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.

woodlands

Established 1991

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Arran Court, Gilligan Close, Horsham, West Sussex, RH12 1UA £175,000 Leasehold

A well presented one bedroom top floor purpose built flat situated in a popular location and conveniently located providing good access for the town centre. The property is entered via communal entrance hall with stairs leading to the top floor. The front door leads through to the entrance hall, a 22ft lounge/dining room, kitchen, bedroom with built-in wardrobes and a bathroom. Outside are communal grounds and one allocated parking space. Other benefits include gas fired central heating, double glazed windows and a lease in excess of 900 years. This property would make an ideal first time buy or rental investment and an internal viewing is highly recommended.



- TOP FLOOR PURPOSE BUILT FLAT
 - 22FT LOUNGE/DINING ROOM
 - DOUBLE BEDROOM
 - BATHROOM
- LEASE IN EXCESS OF 900 YEARS
- HALLWAY WITH STORAGE
- KITCHEN WITH WINDOW
- BUILT-IN WARDROBES
- ALLOCATED PARKING
- NO ONWARD CHAIN

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 situated in a popular development on the west side of Horsham within easy access of local shops and amenities. Horsham town centre is within half a mile and offers a comprehensive range of shopping facilities with its wide selection of restaurants, cafes and shops, including John Lewis at Home store and a large Waitrose. The property is set near a regular bus route that serves the surrounding area, with the junction of the A24 also less than a mile away. Doctors and Dentists are also close at hand.

Accommodation with approximate room sizes:

COMMUNAL ENTRANCE

Stairs to:

TOP FLOOR

Front door to:

ENTRANCE HALL

LOUNGE/DINING ROOM 3.25m x 6.76m (10'8" x 22'2")

KITCHEN 1.91m x 3.58m (6'3" x 11'9")

BEDROOM 4.34m max 3.25m min x 2.97m (14'3" max 10'8" min x 9'9")

BATHROOM 1.91m x 2.08m (6'3" x 6'10")

OUTSIDE

COMMUNAL GARDENS

ALLOCATED PARKING

OUTGOINGS

LEASE LENGTH: The vendor informs us this is in excess of 900 years.

MAINTENANCE & GROUND RENT: The vendor informs us this is £840 per annum.

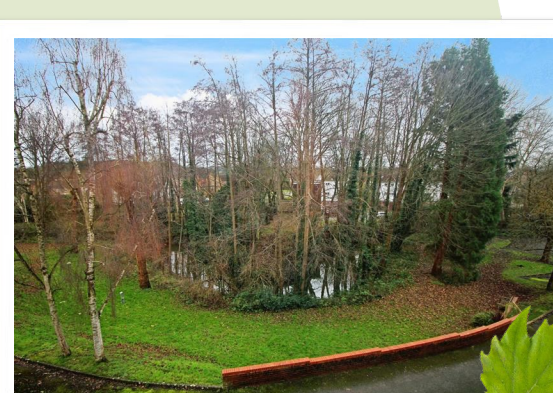
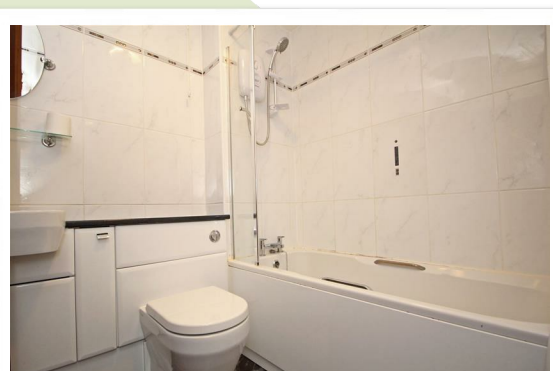
DIRECTIONS: From Horsham Town Centre turn left at the traffic lights into Albion Way. At the roundabout go straight over and proceed to the traffic lights. At the first set go straight ahead and at the second set turn right into The Bishopric. Proceed along this road and turn left immediately after The Co-op and Pets Corner into Blackbridge Lane. Gilligan Close is then the next left.

COUNCIL TAX: Band B.

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.

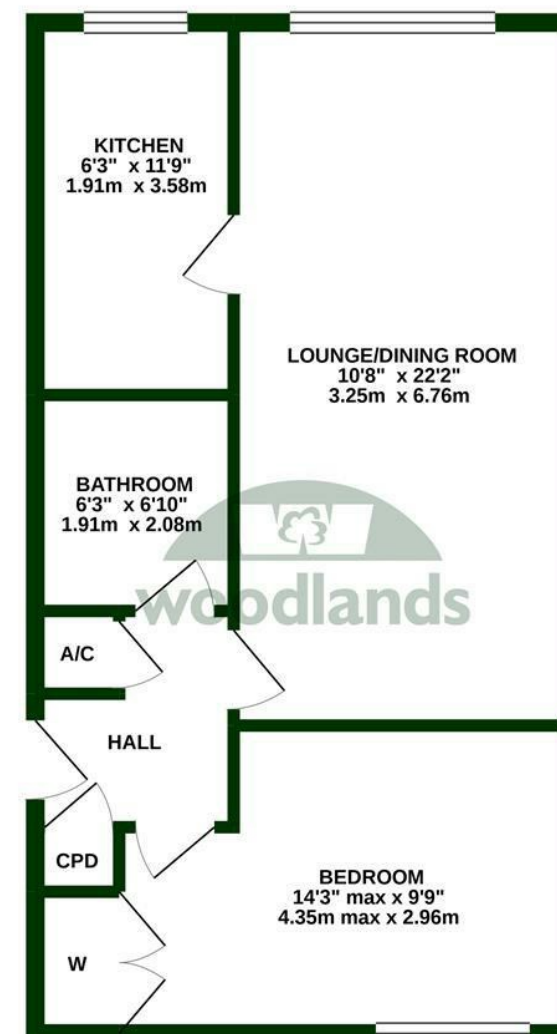
Energy Performance Certificate (EPC) disclaimer: EPC'S are



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.

TOP FLOOR



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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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.