



Holmes Park, Horsham, RH12 1FA

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The apartment itself is unique in its layout for a studio as the sleeping area is separated by a wall to keep your living space separate and provides you with a feeling of privacy. On entry you are met with the open living space with modern kitchen units and built in appliances. The apartment has large windows ensuring the space is flooded with natural light. The bathroom is finished beautifully and offers a generous space, the bath is also fitted with a shower above. Finishing the accommodation is a storage cupboard on the right of the bathroom. The apartment is located on the ground floor and has a secure video entry system.



The apartment block is situated opposite Horsham Park and within a minutes' walk to Horsham train station and town centre. Within the block you have well maintained and modern communal areas with stairs and lift access to all floors. This property also features its own secure underground allocated parking space.

ADDITIONAL INFORMATION

Lease Term: 126 Years from 24th June 2018
Service Charge: £1,211 per annum
Buildings Insurance: £248 per annum
Ground Rent: £180 per annum
Ground Rent Review Period: June 2043

AGENTS NOTE

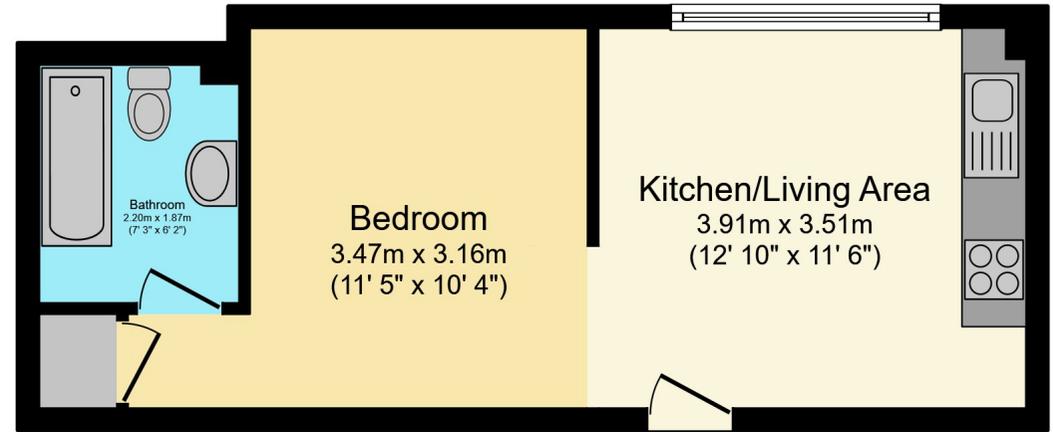
We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

Total Approximate Floor Area

342 sq.ft./31.7 sq.m.

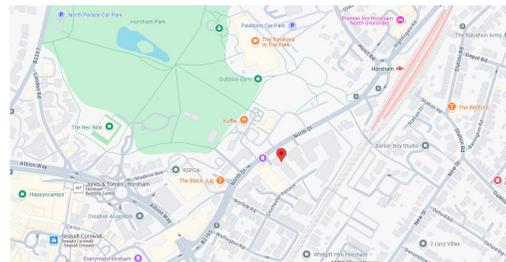
Viewing arrangements by
appointment through :

Brock Taylor
01403 272022
horshamsales@brocktaylor.co.uk



| | | |
|---|---|--|
|  Buses 2 minute walk |  Shops Town Centre 5 minute walk |  Trains Horsham 0.2 miles |
|  Sport & Leisure Pavilions in the Park 0.2 miles |  Rental Income £tbc pcm |  Schools n/a |
|  Broadband Up to 1600 Mbps |  Roads M23 6 miles |  Council Tax Band A |

Map Location



EPC Rating

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 59 | 59 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Brock Taylor 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 should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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2-6 East Street, Horsham, West Sussex, RH12 1HL