



# Sales.

Holmes Park,  
Horsham, RH12 1FA

Offers Over  
£160,000



# Holmes Park, Horsham, RH12 1FA

 1  0  1

The front door to this spacious studio apartment opens from the well maintained communal hall. Upon entering there is space to remove coats and shoes before moving through to the living space. This superb studio apartment is a generous size and benefits from a dividing wall keeping the bedroom area separate from the rest of the living space. The open Plan lounge/kitchen area has large windows along one side creating a wonderfully light and airy space. The kitchen itself is fitted with a range of floor and wall mounted units along with built in appliances. The space allows for lounge furnishings to also fit comfortably making a pleasant social space. The bedroom area is large enough for a double bed and freestanding storage and furnishings to fit comfortably. Finally completing the living accommodation is the bathroom boasting a large walk in shower cubicle, toilet and basin.

The apartment itself is located on the ground floor of the development and benefits from a secure telephone entry system. Another huge benefit to this spacious apartment is the allocated parking space under the building.



### ADDITIONAL INFORMATION

Tenure: Leasehold  
Full Lease Term: tbc  
Maintenance Charge: £1,598.00 per annum  
Ground Rent: £245.00 per annum  
Ground Rent Review Period: 25 years

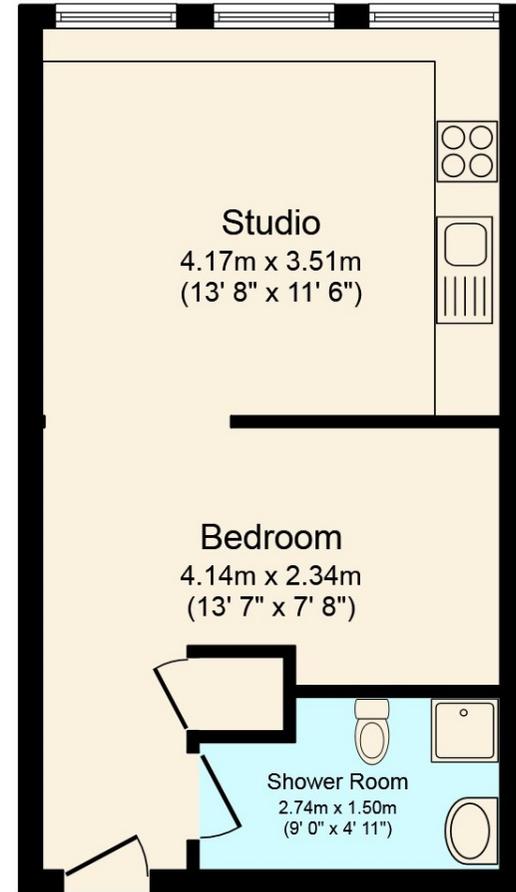
AGENTS NOTE: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation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

### Total Approximate Floor Area

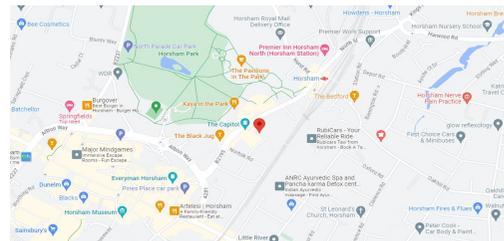
**341 sq ft / 32 sq m**

Viewing arrangements by appointment through :

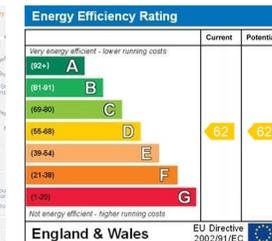
Brock Taylor  
01403 272022  
horshamsales@brocktaylor.co.uk



### Map Location



### EPC Rating



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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**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**  
£1,050 pcm  
Rental Yield - 7.8%



**Schools**  
n/a



**Broadband**  
Up to 500 Mbps



**Roads**  
M23  
6.3 miles



**Council Tax**  
Band A