

**Cook Road,
Horsham, RH12 5GQ**



The property offers good-sized accommodation, approached through its own front door. When you enter the property you are met with a convenient hallway space perfect for removing coats and shoes and with doors leading to all rooms. A large living room, out onto the private back garden has ample space for a sofa and additional chairs, with a defined dining area, suitable for a table and chairs. The separate kitchen has been refitted with a range of white goods and wall mounted units, with plenty of work surfaces, and space for appliances. The inner hallway leads to a double bedroom with plenty of space and built in wardrobes, and a modern bathroom suite with a walk-in shower.

The ground floor maisonette does also include a generous enclosed area of garden that is laid with patio making it a simple low maintenance garden perfect for spending time outside in the summer evenings. Residents parking can be found outside the property.



ADDITIONAL INFORMATION

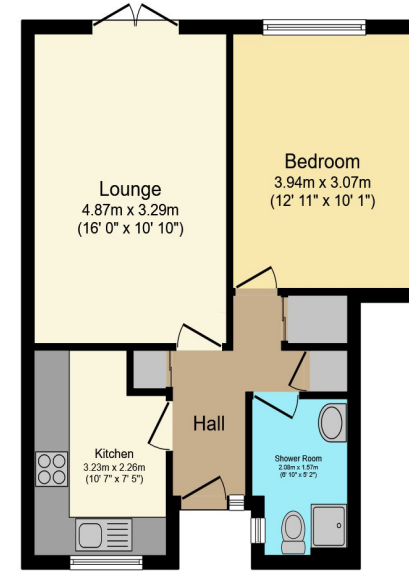
Tenure: Leasehold
 Lease Term: 125 Years from 24 November 1997
 Service Charge: £710.86 per annum
 Service Charge Review Period: tbc
 Ground Rent: £10.00 per annum
 Ground Rent Review Period: tbc

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.

Viewing arrangements by appointment through:

Brock Taylor
 01403 272022
horshamsales@brocktaylor.co.uk



Floor Plan
 Floor area 42.3sq.m. (455sq.ft.)

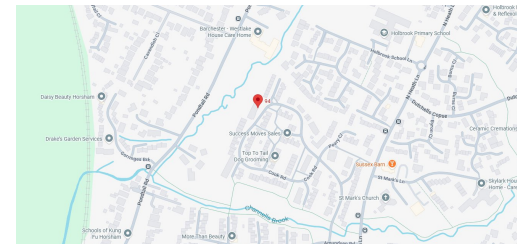
Total floor area: 42.3sq.m. (455sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



 Buses 5 minute walk	 Shops Budgens 10 minute walk	 Trains Littlehaven-0.8 miles Horsham-1.7 miles
 Sport & Leisure The Holbrook Club 10 minute walk	 Rental Income £1,200 pcm	 Schools Holbrook Primary Bohunt
 Fibre Broadband Up to 1130 Mbps	 Roads M23 5.5 miles	 Council Tax Band C

Map Location



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	72

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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