



Sales.

Horsham Gates One,  
Horsham, RH13 5TT

Asking Price Of  
£210,000



# Horsham Gate One, Horsham, RH13 5TT



A beautifully presented one double bedroom second floor apartment with resident parking and lifts to all floors. The front door of this spacious apartment opens into a generous hall, with doors opening to all rooms and a convenient storage cupboard. The open plan, 24ft kitchen/living area is fitted with an attractive range of high gloss units with integrated appliances. There is plenty of space for sofas and a dining table, with the living area opening out to the private balcony. There is a generous double bedroom with fitted wardrobes and a luxurious bathroom with a white suite and shower over the bath. Benefits include double glazed windows, central heating and security entry system. There is lift that provides direct access to resident parking.

There is a permit for underground parking at Horsham gates with access to all blocks, bin and bike store.



### ADDITIONAL INFORMATION

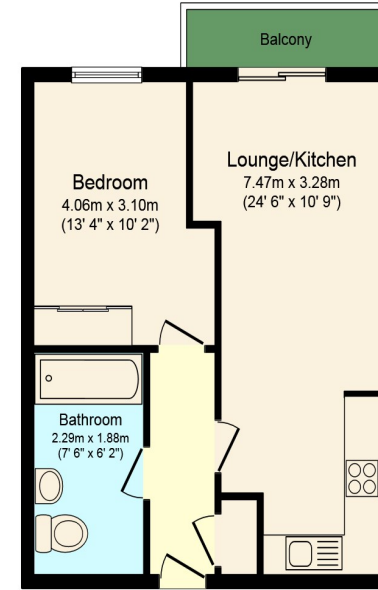
Tenure: Leasehold  
 Lease Term: 125 Years from 1 January 2016  
 Service Charge: £3,000 per annum  
 Service Charge Review Period: tbc  
 Ground Rent: £300 per annum  
 Ground Rent Review Period: tbc

### 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](mailto:horshamsales@brocktaylor.co.uk)



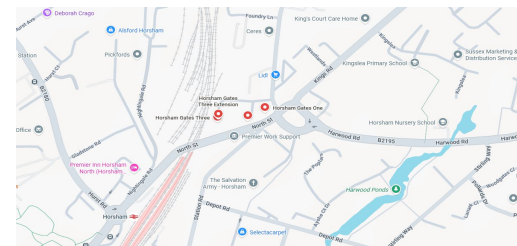
### Floor Plan

Floor area 44.9 sq. m. (483 sq. ft.) approx

Total floor area 44.9 sq. m. (483 sq. ft.) approx

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### Map Location



### EPC Rating

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			

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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**01403 272022**  
[brocktaylor.co.uk](http://brocktaylor.co.uk)  
 2-6 East Street, Horsham West Sussex, RH12 1HL



**Buses**  
2 minute walk



**Shops**  
Lidle  
5 minute walk



**Trains**  
Horsham  
0.2 miles



**Sport & Leisures**  
Pavilions in the Park  
0.3 miles



**Rental Income**  
£1,200 pcm



**Schools**  
Kingslea Primary  
The Forest School



**Fibre Broadband**  
Up to 1000 Mbps



**Roads**  
M23  
6 miles



**Council Tax**  
Band B