Brock Taylor.

Sales.

Clarence Court,
Horsham, RH13 5TS

Guide Price
£200,000











Clarence Court,
Horsham, RH13 5TS

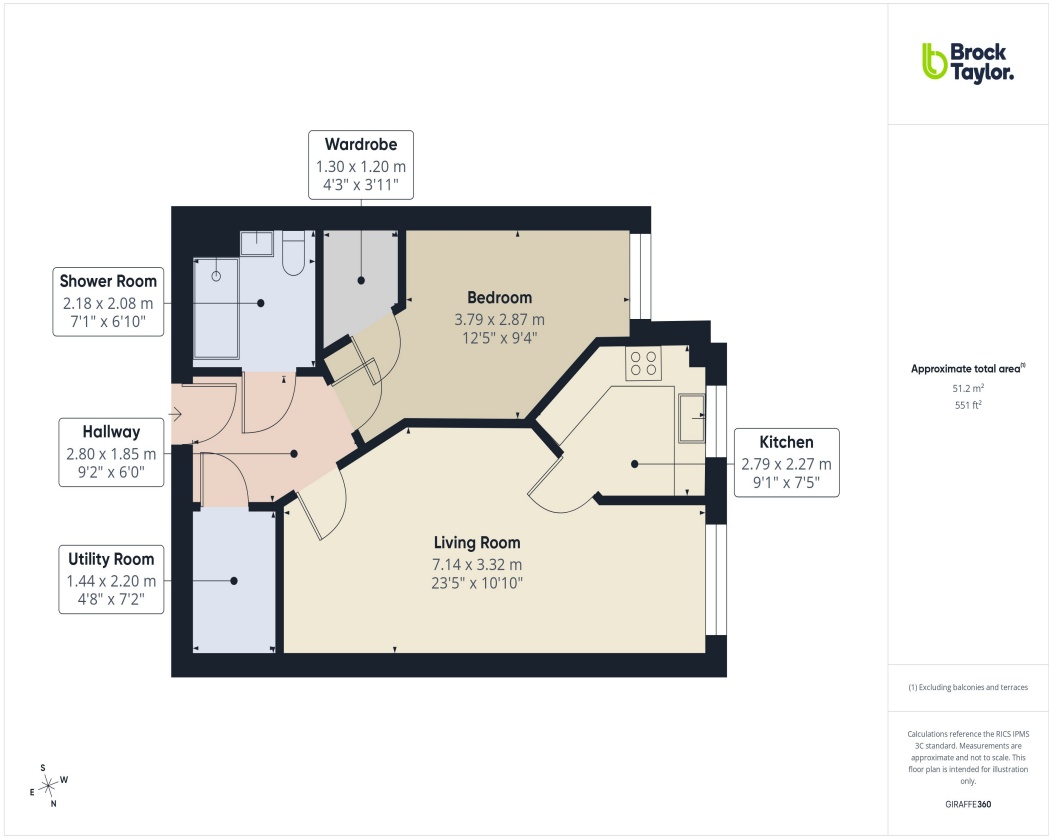
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The apartment is set within this highly sought-after McCarthy Stone development and features spacious accommodation arranged off a generous entrance hall, including a large walk-in storage cupboard. There is a well-presented living room incorporating a feature fireplace and offering ample space for a sofa, chairs and a separate dining table, alongside an adjacent fitted kitchen equipped with a good range of modern units and integrated appliances. The double bedroom benefits from a large walk-in wardrobe fitted with hanging rails and shelving, complemented by a separate refitted bathroom featuring a modern walk-in shower and matching white suite.

The development offers well-presented communal areas, including a large residents' lounge with ample chairs and sofas, together with a separate kitchen and regular social events. There is also a laundry room equipped with a selection of modern washing machines and tumble dryers, available at no-cost to residents, as well as a separate buggy storage room for electrical vehicles and a guest suite that can be booked for visitors at a nominal cost. Externally, there is a parking area for both residents and visitors, alongside a professionally maintained garden and seating areas to the front and rear of the building.







ADDITIONAL INFORMATION

Tenure: Leasehold
Lease Term: 125 Years from and including 1 January 2014
Service Charge: £253.21 per month (1 October 25 to 30 September 26)
Service Charge Review Period: Annually
Ground Rent: £212.50 every 6 months (payable half-yearly in advance)
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.

Buses
1 minute walk

Shops
Tesco Express
0.3 miles

Trains
Horsham
0.6 miles

Sport & Leisures
Pavilions in the Park
0.8 miles

Rental Income
£tbc pcm

Schools
N/A

Fibre Broadband
Up to 5000 Mbps

Roads
M23
6.5 miles

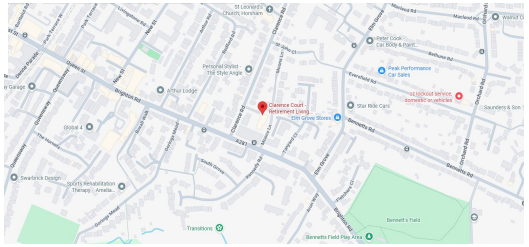
Council Tax
Band C

Viewing arrangements by appointment through:

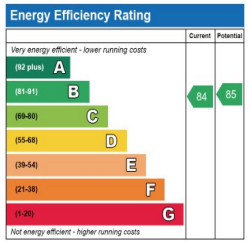
Brock Taylor
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UNITED KINGDOM PROPERTY AWARDS
AWARD WINNER
2022-2023

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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