



114 Horsham Gates One, Horsham, West Sussex, RH13 5TT

Guide Price £170,000 - £180,000

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In brief...

- 1 double bedroom
- First floor apartment
- Built in 2016 by Langham Homes
- Lift
- Ample resident parking
- Currently let out at £1,000 per month
- Ideal first time or investment purchase
- EPC rating B
- Council tax band B

CASH BUYERS ONLY

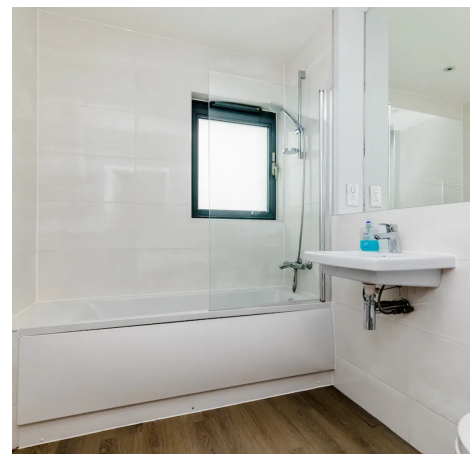
A well presented 1 double bedroom first floor apartment, built in 2016 by Langham Homes with lift, long lease, balcony, ample resident parking and no onward chain.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:





In more detail...

A well presented 1 double bedroom first floor apartment, built in 2016 by Langham Homes with lift, long lease, balcony, ample resident parking and no onward chain. The property is situated on a popular development, within easy access of major transport links, shops, walks and town centre.

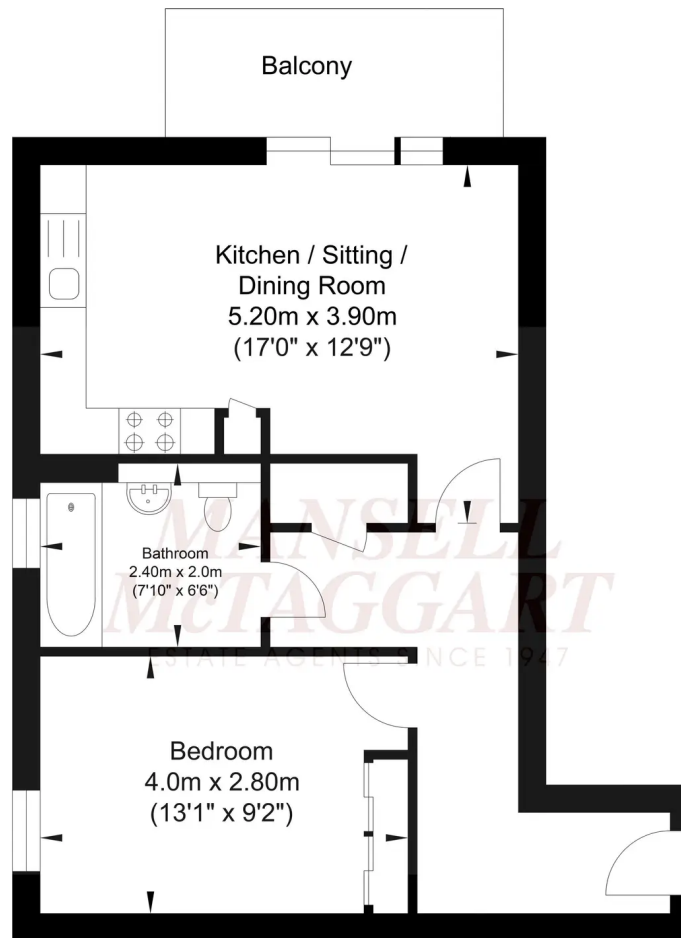
The accommodation comprises: entrance hallway, double bedroom with fitted wardrobes, bathroom, sitting/dining room with balcony and kitchen fitted with an attractive range of units and integrated appliances. Benefits include lift service to all floors, double glazed windows, security entry system and gas fired central heating to radiators (boiler located in the airing cupboard). There is ample resident parking nearby.

Tenure: Leasehold Lease: 125 years from 2016
Maintenance charge: £359.08 per quarter
Ground rent: £300 per annum Managing agents:
Warwick Estates Property Management Ltd

Location...

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the bustling Carfax is alive with regular markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million pound transformation of Piries Place accommodates a contemporary Everyman cinema, reputable Brasserie White Company and impressive high-quality shopping. Familiar high-street and independent retailers can be found in the convenient Swan Walk centre. Fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Approximate Floor Area
475.65 sq ft
(44.19 sq m)

Approximate Gross Internal Area = 44.19 sq m / 475.65 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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