



3 Mountain Ash Court, Naldrett Close, Horsham, RH12 4UQ

Guide Price £170,000 – £180,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 1 double bedroom ground floor apartment
- Allocated parking space
- Ideal first time or investment purchase and would let out for £1,050 per month
- Modern kitchen and bathroom
- Close to bus stop, railway stations and shops
- Popular development

A greatly improved and conveniently located 1 double bedroom ground floor apartment with allocated parking space

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





A greatly improved and conveniently located 1 double bedroom ground floor apartment with allocated parking space. The property would make an ideal first time or investment purchase and would let out for £1,050 per month.

The accommodation comprises: entrance hallway with storage, well proportioned sitting/dining room and separate kitchen fitted with an attractive range of units, space for appliances and useful larder. From the hallway there is a double sized bedroom with ample fitted storage and bathroom with airing cupboard.

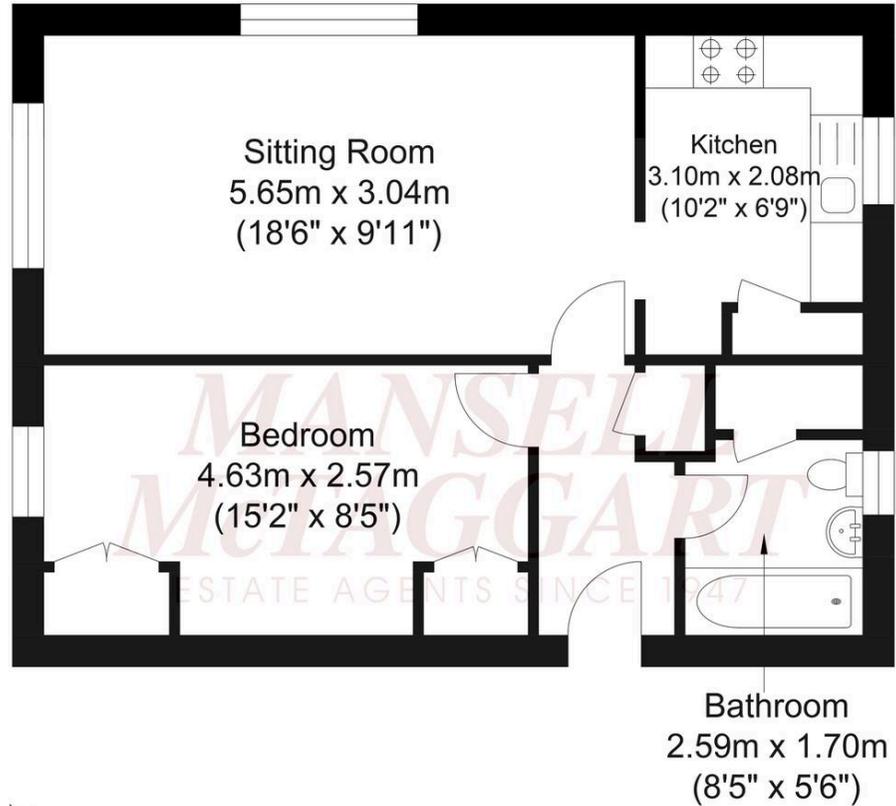
Benefits include double glazed windows, security entry system and gas fired central heating to radiators (replaced combination boiler located in the airing cupboard).

There is an allocated parking space to the front of the property and communal gardens.

Tenure: Leasehold Lease: 76 years remaining
Maintenance charge: £130 per month
Maintenance review period: Annually Ground rent: £350.00per annum Ground rent review period: Annually Managing agents: HamWays

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly 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 specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. 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. 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 two 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
481.25 sq ft
(44.71 sq m)

Approximate Gross Internal Area = 44.71 sq m / 481.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

In accordance with the requirements of the Anti Money Laundering Act 2022, Mansell McTaggart Horsham Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £35, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a