



5 Colgate House, Durrants Drive, Faygate, RH12 4AA

£350,000



A beautifully presented and high specification apartment with 2 double bedrooms providing retirement opportunity. The apartment benefits from a south and west aspect this enhances all the rooms with natural light, private balcony and garage nearby. The accommodation comprises: entrance hallway with 2 useful storage cupboards and well proportioned sitting room with balcony. A set of double doors lead into the bay fronted kitchen/dining room fitted with an attractive range of units, stone work surfaces and integrated appliances that include 2 ovens, hob, extractor, fridge/freezer, washing machine and dishwasher. From the communal entrance a lift provides a service to the first floor. The entrance hallway provides access into the principal bedroom with fitted wardrobes and en suite shower room. A further guest bedroom is comfortably a double with fitted wardrobes and a bathroom completes the accommodation. The property forms part of this exclusive village set on 30 acres of superb private parkland, within striking distance of the village store & Marks & Spencer metro, railway station, beautiful country walks and close to Horsham and Crawley. Benefits include: security entry system, lift service, remainder of 10 year new build guarantee, fibre-optic broadband, Satellite and Freeview TV included, weekly laundry service, an hour's domestic service per week, 24 hour emergency call system, mini-bus shuttle service, electric underfloor heating and security entry system. A central clubhouse provides a library, restaurant with adjacent bar area, fitness suite with classes, small leisure/relaxation pool, snooker room, meeting room, double guest room (additional charge per night). There is an active social club with many varied activities and events available throughout the year. Durrants Village can offer hospitality services including a daily hot food provision for delivery from the restaurant, extra laundry, and additional housekeeping but should you require temporary or longer-term personal care within the privacy of your own home, they have a preferred domiciliary care provider whom they can introduce. Of course, you are free to arrange any personal care yourself, should you wish to do so at any point in the future. There is communal parking and a garage to the rear. There are superbly tended communal gardens that surround the development which include a lake with a Pavilion picnic area and a croquet lawn. There is also a Pub/Restaurant with reductions for residents – both within a few minutes' walk from the village. Tenure: Leasehold Lease: 125 years from 2017 Maintenance charge: £2,402.50 per quarter (£9,610.00 per annum) for a single occupant and £2,775.50 per quarter (£11,110 per annum) for a double occupancy Maintenance review period: Not set Ground rent: £275 per annum Ground rent review period: Not set Managing agents: Durrants Management LTD

A beautifully presented and high specification 2 double bedroom south and west facing luxury retirement apartment designed for those over the age of 60 with balcony, en suite and garage.

Council Tax band: C

Tenure: Leasehold

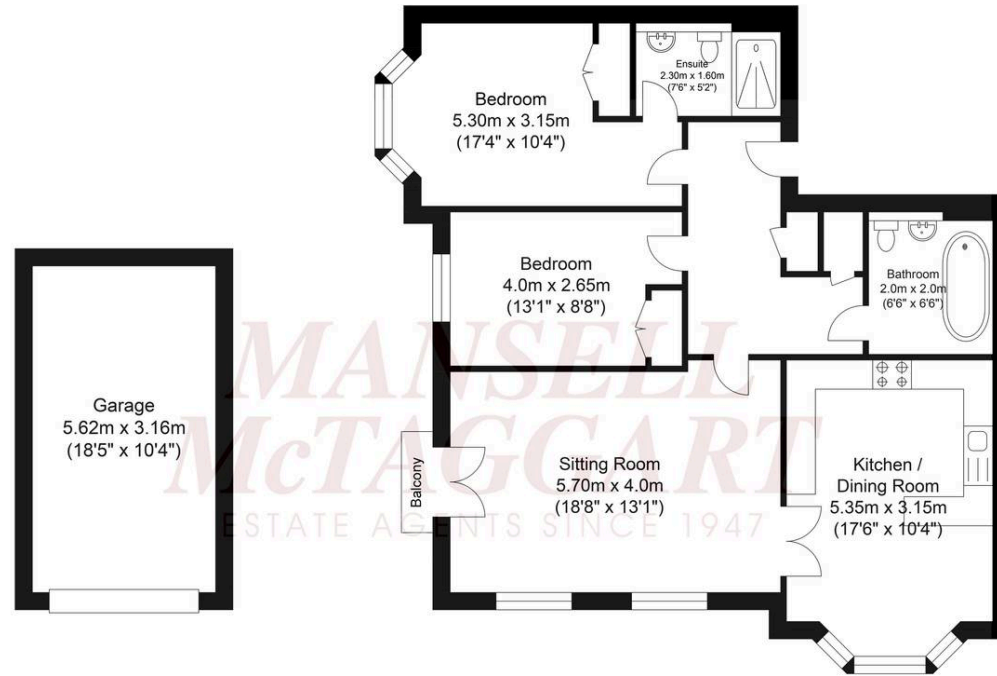
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 2 double sized bedrooms
- First floor south and west facing apartment
- Principal bedroom with en suite
- Fully fitted bay fronted kitchen/dining room
- Exclusive retirement village set on 30 acres of parkland
- Resident parking and garage
- Comprehensive facilities and activities available
- Close to shopping facilities, transport links and country walks
- Private balcony







Garage
Approximate Floor Area
191.16 sq ft
(17.76 sq m)

First Floor
Approximate Floor Area
915.90 sq ft
(85.09 sq m)

Approximate Gross Internal Area (Excluding Garage) = 85.09 sq m / 915.90 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 purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.