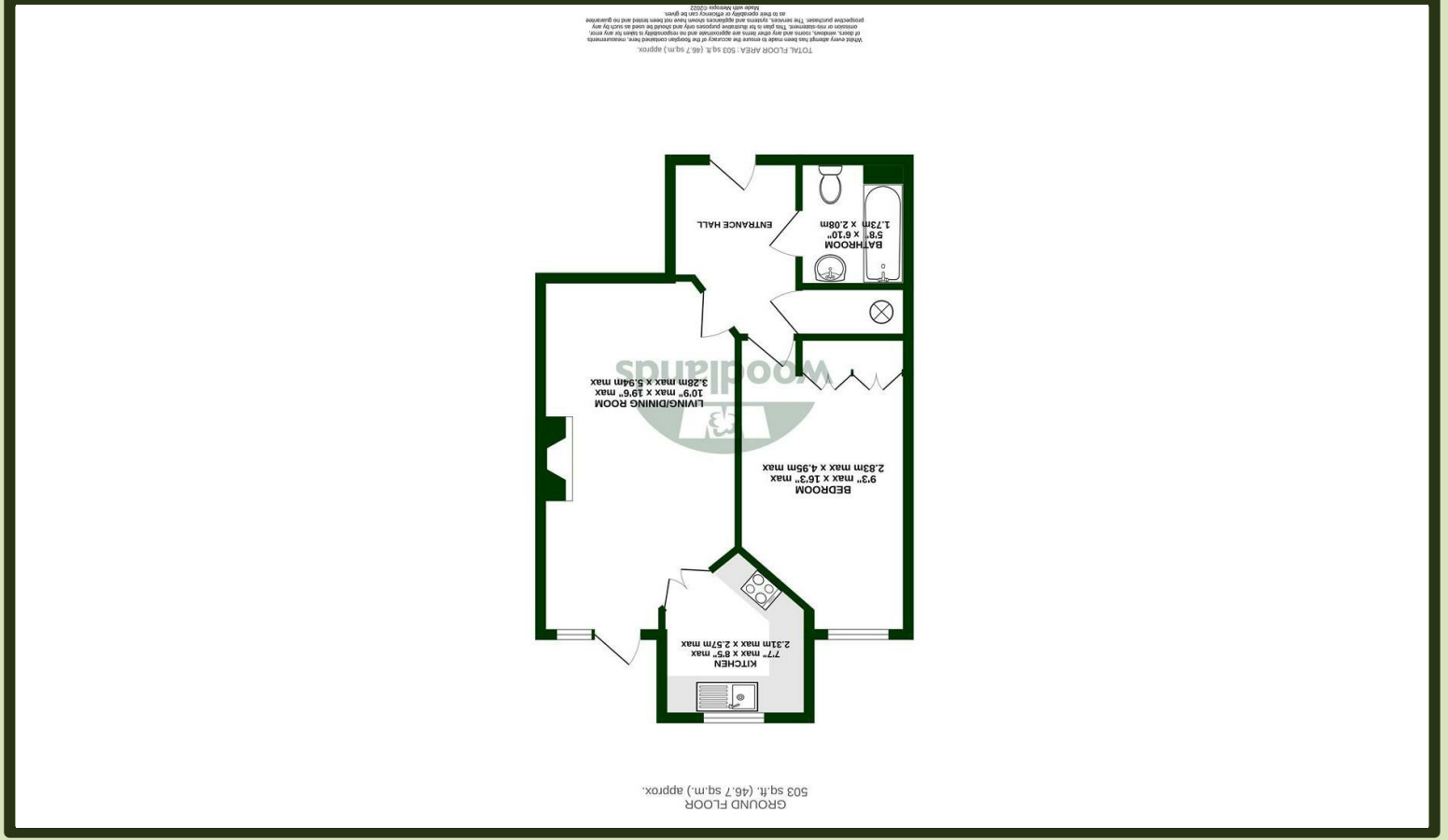




10 Wakefield Court, Blackbridge Lane, Horsham, West Sussex, RH12 1SG



Tel: 01403 270270



Energy Efficiency Rating	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient	B (81-91)
Decent	C (69-80)
Needs to be improved	D (55-68)
Needs significant improvement	E (39-54)
Needs a lot of improvement	F (21-38)
Needs urgent improvement	G (1-20)
EU Directive 2002/91/EC	81
England & Wales	83

MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property. NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.

Energy Performance Certificate (EPC) disclaimer: EPC's are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

Woodlands Estate Agents 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 are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

COUNCIL TAX: Band C.

DIRECTIONS: From Horsham town centre proceed in a Westerly direction along The Bishopric. Continue into Guildford Road with The Co-op and Pets Corner on your left hand side. Take the immediate turning on your left into Blackbridge Lane where Wakefield Court can be found on the left hand side.

LOCATION: The property is situated in a popular development on the west side of Horsham within easy access of local shops and amenities. Horsham town centre is within half a mile and offers a comprehensive range of shopping facilities with its wide selection of restaurants, cafes and shops, including John Lewis at Home store and a large Waitrose. The property is set near a regular bus route that serves the surrounding area, with the junction of the A24 also less than a mile away. Doctors and Dentists are also close at hand.





Being sold with no onward chain, this well-presented one bedroom ground floor apartment designed for those aged 60 and over, is located in one of the most sought-after retirement developments in Horsham. Neatly positioned within easy walking distance to the town centre, and with a local corner shop just at the end of the road for added convenience, we also have the benefit of excellent communal facilities such as a spacious residents lounge, laundry facilities and the use of a guest suite. All these amenities are expertly managed by the on-site manager, looking after the day to day running of the development.

The apartment itself is situated on the ground floor, affording the owners easy access to the communal grounds with their own door from the living room leading out to the rear garden, with lovely seating areas to make the most of the pleasant summer months.

The front door of the apartment leads into the entrance hall with large storage cupboard and door into the spacious lounge/dining room with feature electric fireplace. Glazed double doors lead into the kitchen, fitted in a range of wall, base and drawer units with built-in oven and hob and space for a freestanding fridge/freezer and washing machine with window overlooking the grounds. A good size double bedroom with fitted mirrored cupboards, and a generous sized bathroom complete the internal accommodation.

Each room has an emergency pull cord system linked to a monitored assistance alarm for peace of mind.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

FRONT DOOR TO:

ENTRANCE HALL 7'03" x 10'0" (2.21m x 3.05m)

LIVING/DINING ROOM 10'09" x 19'06" (3.28m x 5.94m)

KITCHEN 7'07" x 8'05" (2.31m x 2.57m)

BEDROOM 9'03" x 16'03" (2.82m x 4.95m)

BATHROOM 5'08" x 6'10" (1.73m x 2.08m)

OUTSIDE

COMMUNAL GARDENS

COMMUNAL PARKING

OUTGOINGS

LEASE LENGTH: 125 YEARS FROM 01/04/2004

SERVICE CHARGE: £1,320 PER 6 MONTHS

SERVICE CHARGE REVIEWED: ANNUALLY

GROUND RENT: £192.50 PER 6 MONTHS

GROUND RENT REVIEWED: EVERY 3 YEARS

NO ONWARD CHAIN



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