



Manton Court, Kings Road, Horsham, West Sussex, RH13 5AE



woodlands





Available for residents aged 60 and over, and being sold with no-onward chain, this well-presented two double bedroom first floor apartment is located in one of the most sought-after retirement developments in Horsham.

Manton Court is perfectly positioned with convenience in mind - easy walking distance to the town centre, local shops and Horsham Train station and with the benefit of excellent communal facilities such as a spacious residents lounge, laundry facilities, library and the use of a guest suite. All these amenities are expertly managed by on-site management, looking after the day to day running. And with a bus stop right outside providing residents with even more freedom to explore the local area, you can see why so many people wish to settle down here.

The apartment itself is well presented and situated on the first floor with lift access, affording the owners elevated views over the communal grounds, 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 providing storage for coats and shoes. The living/dining room is really spacious, with dual aspects making this a bright attractive room with an abundance of space and 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 under-counter fridge and window overlooking the grounds. A good size double bedroom with fitted mirrored cupboards, a second double bedroom that could equally serve as a second reception room and a generous sized bathroom with bath and shower, complete the internal accommodation.

Each room has an emergency pull cord system linked to a monitored assistance alarm for peace of mind. There is further security provided with video door entry and communal parking available to residents.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**COMMUNAL ENTRANCE**

**STAIRS & LIFT TO:**

**FIRST FLOOR: FRONT DOOR TO:**

**ENTRANCE HALL**

**LARGE STORAGE CUPBOARD 5'05" x 3'04" (1.65m x 1.02m)**

**LIVING/DINING ROOM 10'07" x 26'07" (3.23m x 8.10m)**

**KITCHEN 7'05" x 9'0" (2.26m x 2.74m)**

**BEDROOM ONE 9'05" x 14'07" (2.87m x 4.45m)**

**BEDROOM TWO 9'02" x 15'10" (2.79m x 4.83m)**

**BATHROOM 9'06" x 6'09" (2.90m x 2.06m)**

**COMMUNAL GARDENS**

**COMMUNAL PARKING**

**COMMUNAL LAUNDRY ROOM**

**COMMUNAL LIBRARY**

**GUEST SUITE**

**OUTGOINGS:**

**LEASE LENGTH: 125 YEARS FROM 01.02.2008**

**SERVICE CHARGE: £2,462.00 PER 6 MONTHS**

**GROUND RENT: £247.00 PER 6 MONTHS**

**NO ONWARD CHAIN**

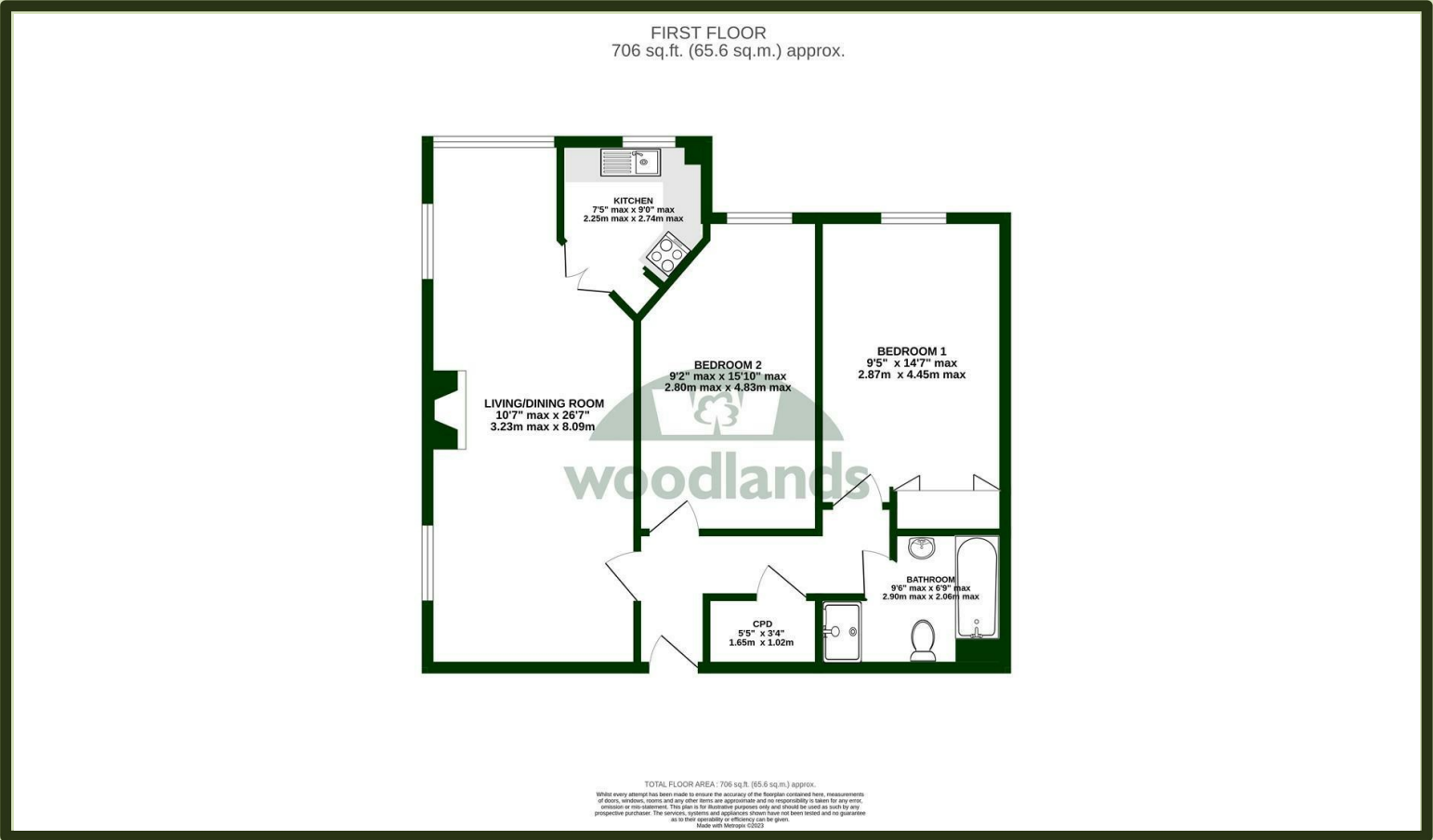


[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR

Tel: 01403 270270





LOCATION: Manton Court is located at the top end of Kings Road and is less than a mile from Horsham Town Centre which offers a wide range of shopping facilities and amenities. The regular bus route into town runs from outside this development but for the more day to day essentials there is a Tesco Express within 200 metres.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre and there is Piries Place with an Everyman Cinema and further restaurants. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

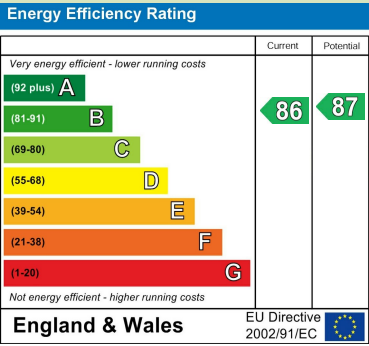
DIRECTIONS: From Horsham Town centre go straight ahead at the traffic lights into North Street. At the roundabout go straight across and proceed over the railway bridge. At the next roundabout take the second exit into Kings Road. Manton Court can then be found towards the end of the road on the right hand side.

COUNCIL TAX: Band D

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.

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.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



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.