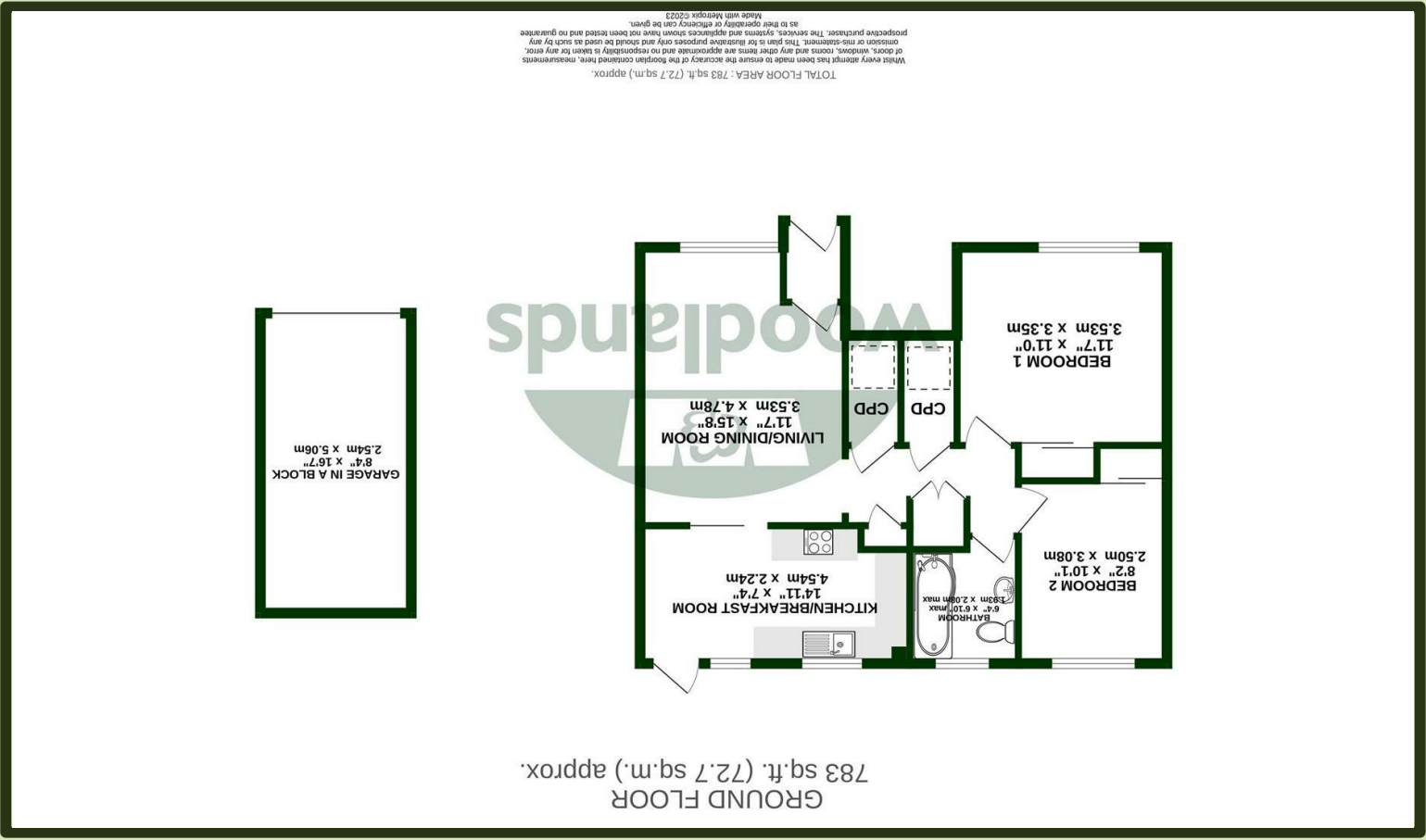




3 Cotswold Court, Horsham, West Sussex, RH13 5SS



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LOCATION: Situated in a popular area and an ultra-convenient location within a short walk of Horsham's thriving town centre with its varied selection and excellent range of restaurants and coffee shops, together with a host of independent and national retailers. The property is set within an easy walk of Horsham mainline station with its direct service to London Victoria in less than one hour. The property is also set close to the popular schools of Millais Girls and Forest secondary schools. There is excellent road access to Gatwick Airport via the M23, Brighton and the South Coast via the A23/A24 and Guildford via the A281.

DIRECTIONS: From Horsham town centre go straight ahead at the traffic lights into North Street. At the roundabout go the straight across and proceed over the railway bridge. At the next roundabout completely double back on yourself and on exiting the roundabout take the first left into Station Road. Take the next left into Depot Road then second right into Burford Road. Cotswold Court can then be found on your left hand side.

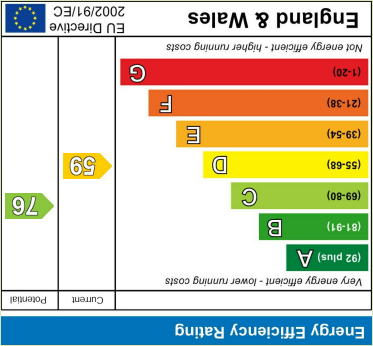
COUNCIL TAX: Band C

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

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.



These particulars are set out as a general outline only for the guidance of intending purchasers or lesses 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.

MISREPRESENTATION ACT





Being sold with an extended lease, this fabulous two double bedroom ground floor apartment is situated in a popular central location, offering excellent access for the mainline station just a short walk away, and the park and Horsham town centre within easy reach.

This would make an excellent property for a host of buyers- those wishing to perhaps downsize to single-floor accommodation without compromising on space, a first-time buyer looking for a prime central Horsham location or an investor looking for a property that will offer a strong yield with low maintenance costs.

Accessed from a private front door into an enclosed porch, the space opens into a fantastic living/dining room, with glass partition separating this space from the kitchen/breakfast room beyond. This is a bright living area overlooking the communal grounds and provides plenty of space for sofas and dining room table and chairs. The kitchen has recently been updated with modern base and wall units and countertops, as well as space for freestanding appliances and space for a table and chairs with glazed door leading out to more communal grounds.

There is an abundance of storage in the hallway with a variety of cupboard space. A modern fitted bathroom is located off the inner hallway as are two double bedrooms, both with fitted wardrobes.

Externally there is a garage in a block, communal parking, and gardens to enjoy some outside space.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE PORCH

LIVING/DINING ROOM 11'07" x 15'08" (3.53m x 4.78m)

KITCHEN/BREAKFAST ROOM 14'11" x 7'04" (4.55m x 2.24m)

INNER HALL

AMPLE STORAGE CUPBOARDS

BEDROOM ONE 11'07" x 11'0" (3.53m x 3.35m)

BEDROOM TWO 8'02" x 10'01" (2.49m x 3.07m)

BATHROOM 6'04" x 6'10" (1.93m x 2.08m)

OUTSIDE

COMMUNAL GROUNDS

GARAGE IN A BLOCK 8'04" x 16'07" (2.54m x 5.05m)

OUTGOINGS

LEASE LENGTH: 128 YEARS

SERVICE CHARGE: £1,032.22 PER ANNUM

GROUND RENT: NONE PAYABLE

NO ONWARD CHAIN



www.woodlands-estates.co.uk