



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





A well presented one bedroom top floor retirement apartment, built to an exacting standard by McCarthy & Stone and situated in a much sought after and convenient location offering great access to local shops and within walking distance of the town centre.

The property is offered to the market with no onward chain and comprises an entrance hall with storage cupboard, a good sized lounge/dining room that is decorated in bright neutral tones, a small but well equipped kitchen with a range of fitted cupboards, fitted cooker and hob, and space for a freestanding fridge freezer.

The property boasts a large double bedroom with fitted mirrored wardrobe and a fully tiled shower room. Other benefits include double glazing, emergency pull cords with a 24 hour monitoring system and lift access.

Outside, there are attractive communal gardens for residents to enjoy and on the ground floor is a well-appointed communal area that allows residents to socialise outside of their individual apartments if they wish.

The development is very well managed and maintained, and owners have the use of laundry facilities as well as a guest accommodation suite.





Accommodation with approximate room sizes:

PLEASE NOTE: Maximum measurements shown.

COMMUNAL ENTRANCE

STAIRS & LIFT TO:

TOP FLOOR. Front door to:

ENTRANCE HALL

LIVING/DINING ROOM 10'6" max x 19'11" max (3.20m max x 6.07m max)

KITCHEN 7'8" max x 8'1" max (2.34m max x 2.46m max)

BEDROOM 9'3" max x 17'4" max (2.82m max x 5.28m max)

SHOWER ROOM 5'7" max x 6'10" max (1.70m max x 2.08m max)

OUTSIDE

COMMUNAL GARDENS

COMMUNAL PARKING

OUTGOINGS

LEASE LENGTH: 107 years

MAINTENANCE: £2,857 per annum

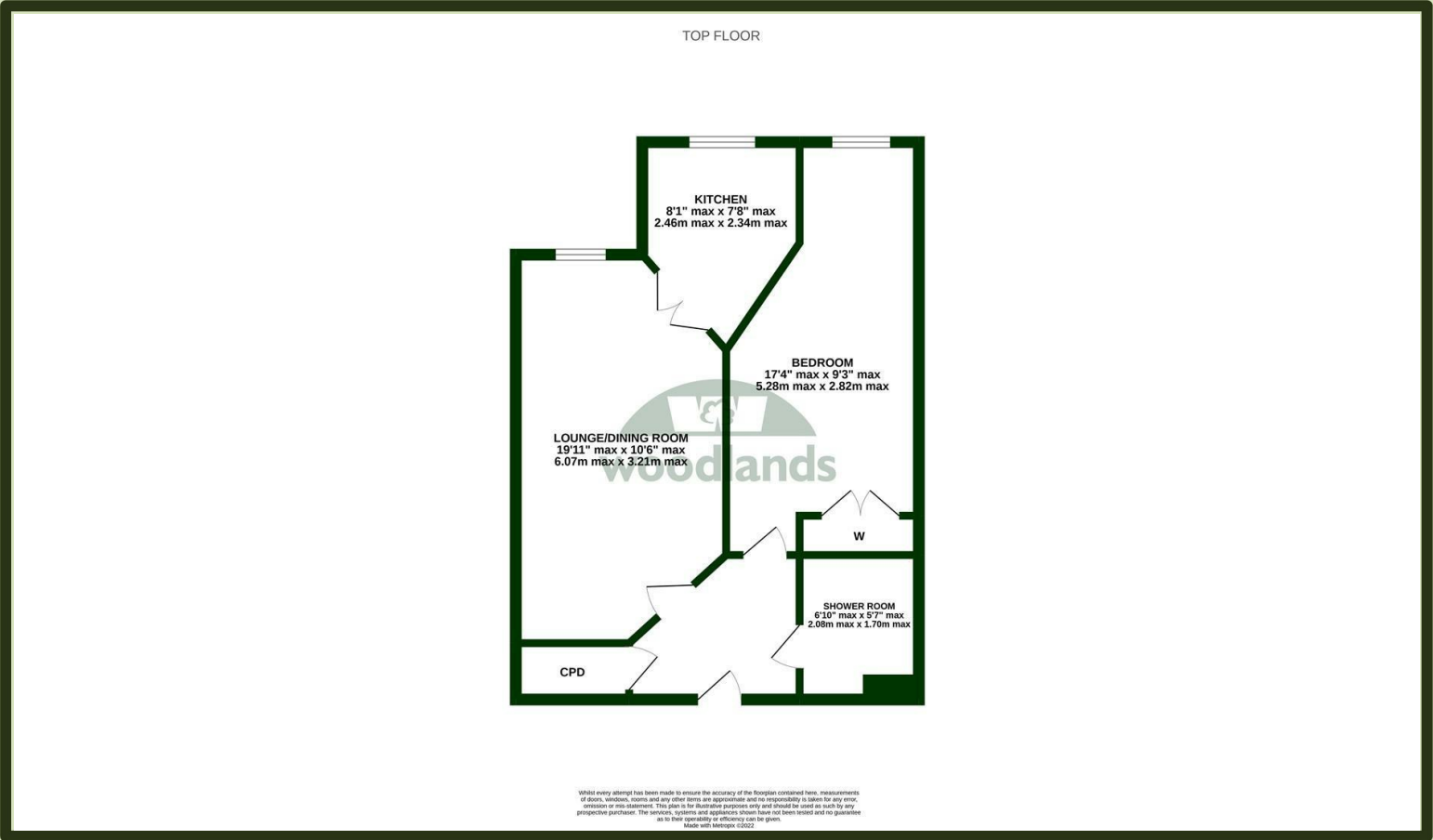
GROUND RENT: £385 per annum

NO ONWARD CHAIN

COUNCIL TAX: Band C.



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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.

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.

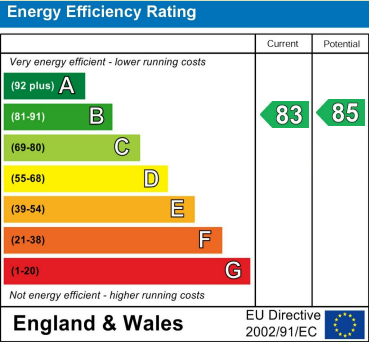
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