


## Wakefield Court, Blackbridge Lane, Horsham, West Sussex, RH12 1SG £175,000 Leasehold

A one bedroom McCarthy & Stone ground floor retirement apartment, situated in a modern development conveniently located on the West side of Town just a short walk from a local Co-op for day to day needs and within walking distance of the town centre. The property itself is offered to the market with no onward chain and benefits from being double glazed and has emergency pull cords for peace of mind. The front door leads into the entrance hall with storage cupboard and door into the 17ft lounge/dining room. This is a good size room with doors opening onto the communal gardens. From here, double doors lead into the kitchen, fitted in a range of wall, base and drawer units with built-in oven and hob and window overlooking the grounds. There is a good size double bedroom and a bathroom completes the accommodation. The development also benefits from having a residents communal lounge, attractive communal gardens and residents parking. An internal viewing is strongly advised.



- GROUND FLOOR RETIREMENT APARTMENT
- ENTRANCE HALL WITH STORAGE
- KITCHEN
- BATHROOM
- CLOSE TO TOWN CENTRE
- NO ONWARD CHAIN
- LOUNGE/DINING ROOM
- DOUBLE BEDROOM
- DIRECT ACCESS ONTO COMMUNAL GARDENS
- VIEWING ADVISED

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Thinking of purchasing as an Investment Property?



Woodlands Lettings would be delighted to assist you with finding a suitable tenant, carry out all the referencing on your behalf & ensuring all the necessary paperwork is in place. Please call us on 01403 252100 & we would be happy to discuss terms with you & of course help in any way we can.

#### 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 person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property

### 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.

Accommodation with approximate room sizes:

### COMMUNAL ENTRANCE

Security entrance system, front door to:

### ENTRANCE HALL

LOUNGE/DINING ROOM 4.19m max x 2.72m min x 5.38m max x 2.59m min  
(13'9" max x 8'11" min x 17'8" max x 8'6" min)

KITCHEN 1.73m x 2.74m (5'8" x 9')

BEDROOM 3.73m max x 4.04m (12'3" max x 13'3")

BATHROOM 1.70m x 2.06m (5'7" x 6'9")

### OUTSIDE

### COMMUNAL GARDENS

### OUTGOINGS

LEASE LENGTH: To be confirmed.

MAINTENANCE: To be confirmed.

GROUND RENT: To be confirmed.

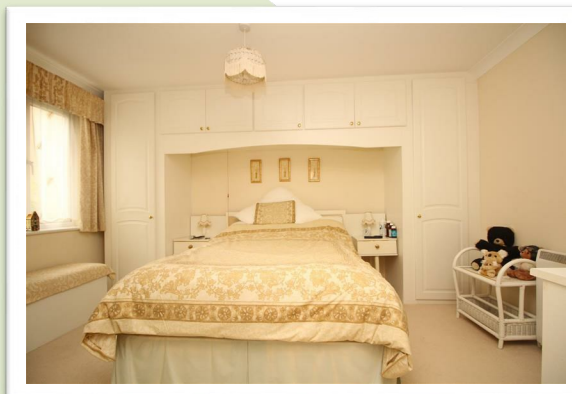
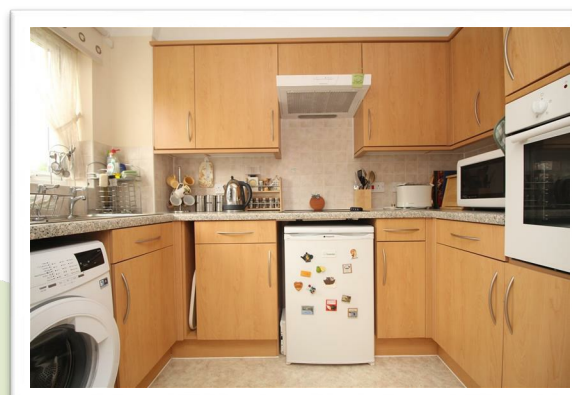
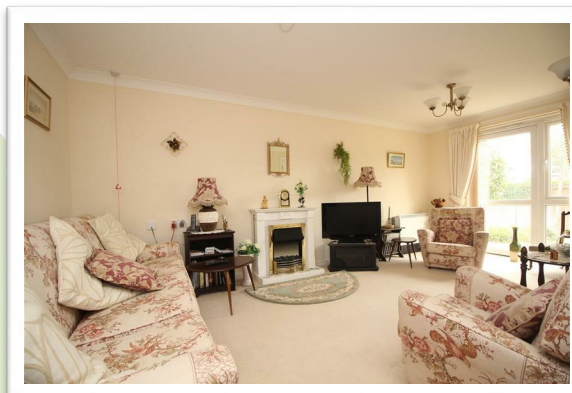
DIRECTIONS: From Horsham town centre proceed in a Westerly direction along The Bishopric. Continue into Guildford Road with The Co-op and Pets Corner on your left hand side. Take the immediate turning on your left into Blackbridge Lane where Wakefield Court can be found on the left hand side.

COUNCIL TAX: To be confirmed

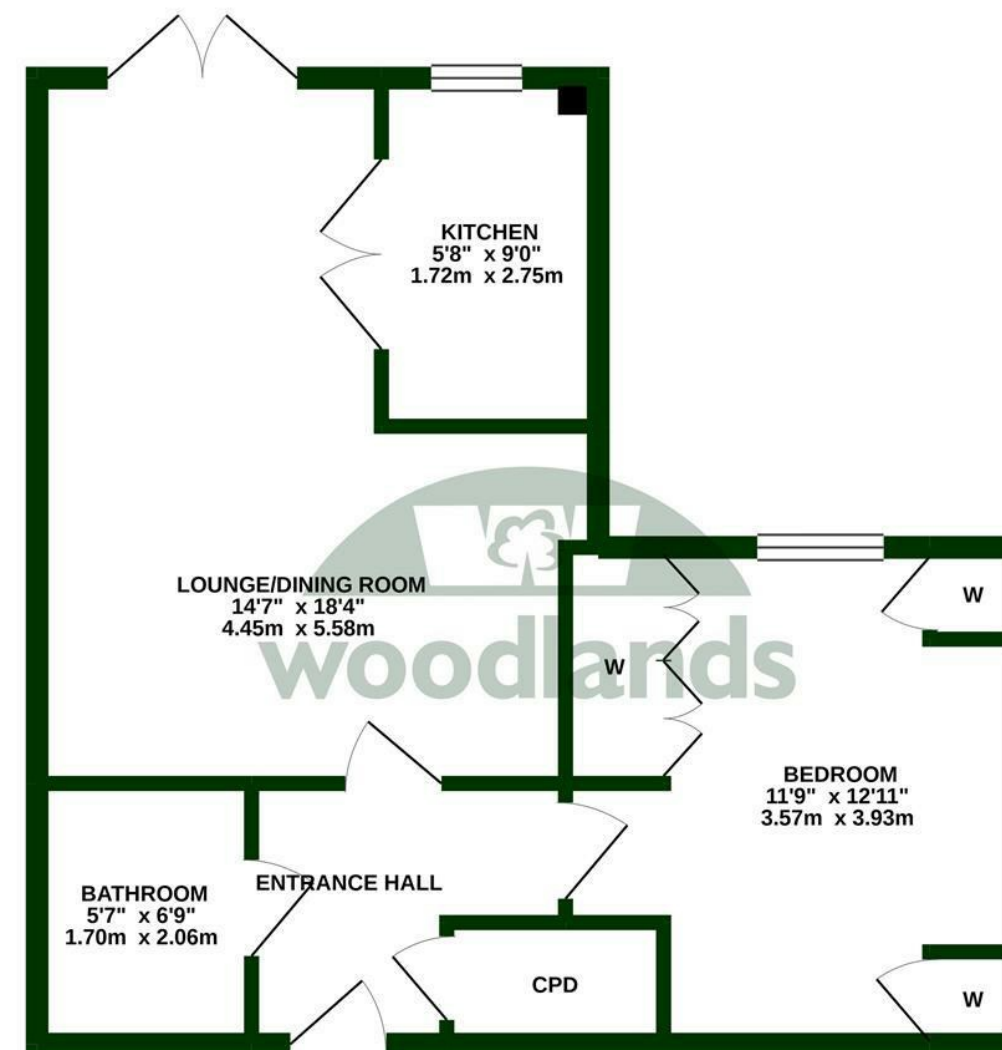
Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied 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.



### GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.