



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



woodlands





Offered with no onward chain, this attractive one-bedroom top floor retirement apartment – exclusively for residents aged 60 and over – enjoys a prime position on the desirable west side of Horsham. Set within a popular development, the home is moments from a handy local shop and only a short, level walk from Horsham's bustling town centre.

The development itself provides a warm and welcoming community atmosphere, enhanced by a superb range of facilities. Residents benefit from a comfortable communal lounge, beautifully maintained gardens, a laundry room, guest suite and on-site manager, ensuring the building is well run and support is readily available when needed. Parking is available for residents by arrangement with the property manager.

Inside, the apartment offers well-planned accommodation arranged around a central entrance hall, where you'll find a useful storage cupboard. The impressive living/dining room provides ample space for both seating and dining areas. Glazed twin doors leads into the neatly arranged kitchen, equipped with an oven, hob, and space for freestanding appliances.



The generous double bedroom comes complete with fitted mirrored wardrobes, and the property is served by a spacious shower room. For added reassurance, every room is fitted with an emergency pull-cord system connected to a 24-hour assistance service.

Double glazing, lift access within the development, and a peaceful yet convenient location all contribute to making this a superb option for those seeking an easy, low-maintenance home close to Horsham's amenities.



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 10'7" x 19'11" (3.23m x 6.07m)**

**KITCHEN 7'10" x 8'06" (2.39m x 2.59m)**

**BEDROOM 9'4" max x 19'06" (2.84m max x 5.94m)**

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

**OUTSIDE**

**COMMUNAL GARDENS**

**COMMUNAL PARKING**

**OUTGOINGS**

**LEASE TERM: 125 YEARS FROM 1ST APRIL 2004**

**LEASE LENGTH: 103 YEARS**

**SERVICE CHARGE: £3,435.02 PER ANNUM**

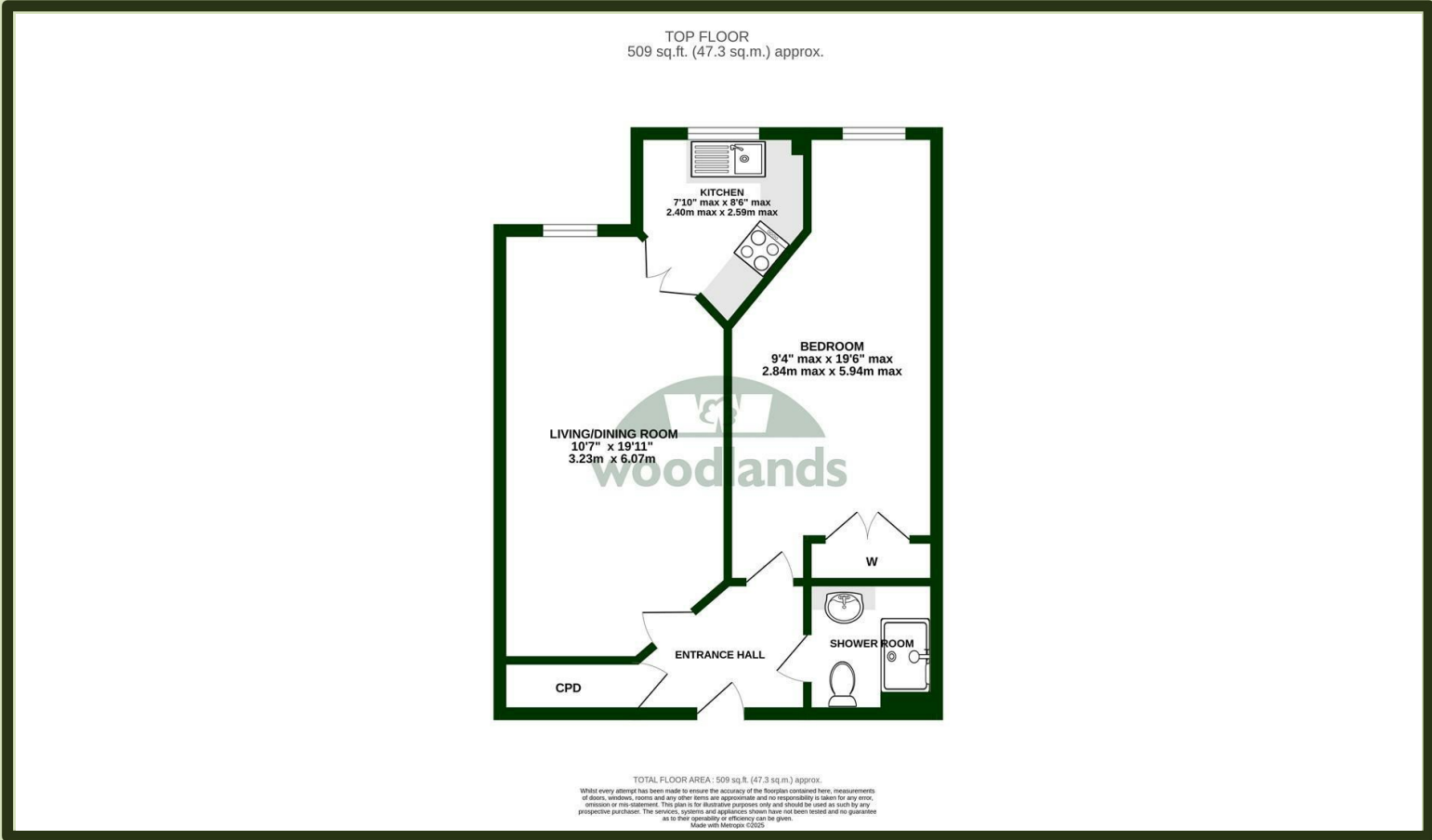
**GROUND RENT: £385.00 PER ANNUM**

**NO ONWARD CHAIN**



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





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.

COUNCIL TAX: Band C.

EPC Rating: B.

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.

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.



woodlands

Tel: 01403 270270

