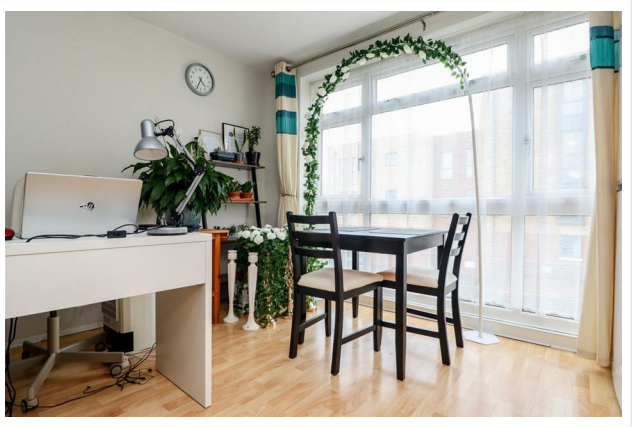




LOCATION: Northam is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Watsons store. There are twice weekly award winning local markets in the Carfax in the centre of Northam for you to stock up on local produce. East Street, or 'Fat 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 Horsman Park whilst the nearby Capitol has a cinema and theatre. There is also Pines Place which has 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.



Located in a popular road, within easy walking distance to Horsham station and the town centre, this generously sized two double bedroom first floor apartment is brought to the market with no-onward chain, and would make the perfect property for a range of buyers.

First time buyers will love the location - in the centre of this vibrant market town with an abundance of independent shops, major high street retailers, restaurants, bars, greenspaces and amenities, you can see why so many people choose to put down roots in Horsham. And likewise, investors will no doubt see the potential for a strong yield return, whilst the property also benefits from an extended lease.

Accessed by attractive communal grounds and set back from the road, the property is opposite a small parade of shops. The apartment is accessed by a communal entrance hall with stairs leading to the first floor. Before entering the property, there is a large store cupboard that belongs to the flat and measures 7'5 x 4'11 providing an excellent amount of storage for larger items such as bikes and buggies, and has power and light.

The front door of the flat leads into an internal hallway. There are even more storage solutions here, with four large cupboards. The main living space is an excellent size, decorated in modern tones, with easy to maintain laminate flooring, and benefitting from dual aspect meaning the room is filled with lots of natural light. There is plenty of space for both living room and dining furniture. The kitchen can be accessed from the living room and hallway, and is fitted with a good range of shaker-style base and wall units as well as space for freestanding appliances. The bedrooms are both generous doubles, and also feature built-in double wardrobes. A bathroom with shower over the bath, radiator and towel rail completes the internal accommodation.

Externally, there is a small amount of communal parking available to residents once a parking permit is applied for.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

STAIRS TO:

FIRST FLOOR

FRONT DOOR TO:

ENTRANCE HALL

LIVING/DINING ROOM 19'7 x 11'6 (5.97m x 3.51m)

KITCHEN 12'0 x 6'11 (3.66m x 2.11m)

BEDROOM ONE 11'11 x 11'9 (3.63m x 3.58m)

BEDROOM TWO 11'11 x 9'11 (3.63m x 3.02m)

BATHROOM 6'5 x 6'1 (1.96m x 1.85m)

EXTERNAL STORAGE CUPBOARD

COMMUNAL GROUNDS

COMMUNAL PARKING VIA PERMIT

OUTGOINGS

LEASE LENGTH: 166 YEARS

SERVICE CHARGE: £262.68 PER QUARTER.

GROUND RENT: NONE PAYABLE.

NO ONWARD CHAIN



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