



Jasmine Court, London Road, Horsham, West Sussex, RH12 1AX



woodlands



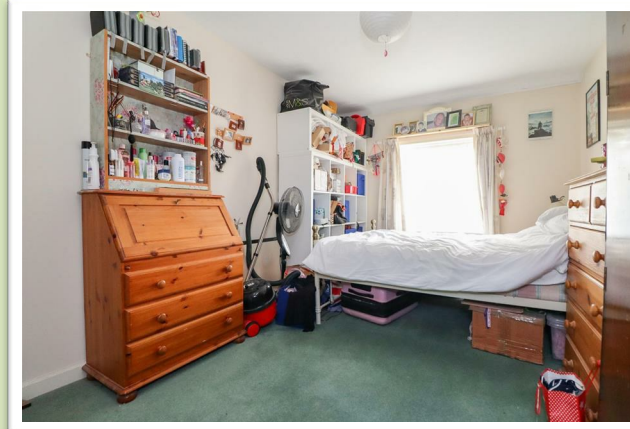


Brought to the market with no onward chain and with a recently extended lease in place, this is a perfectly positioned first floor apartment in a very popular retirement development.

Built by Byant homes and benefitting from a property manager on-site five days a week, this double bedroom apartment would suit anyone over the age of 60, looking to move to a central Horsham location, and enjoy the freedom of living in your own self-contained apartment, whilst also enjoying communal lounge and kitchen where you can meet with residents or family and friends in more spacious surroundings.

The apartment has an entrance hall with two good sized storage cupboards, and bathroom that has been updated to incorporate a walk-in shower. The living area is a generous size with plenty of light from a large feature window. The kitchen area is separated from the living room and has space for freestanding appliances, alongside some fitted base and wall units. The bedroom is a large double and also boasts fitted wardrobes.

Outside, there is residents parking (not allocated) and communal grounds and outside space for owners to enjoy.







Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

STAIRS & LIFT TO:

FIRST FLOOR

FRONT DOOR TO:

ENTRANCE HALL 3'0" x 8'07" (0.91m x 2.62m)

STORAGE CUPBOARDS

LIVING ROOM 10'05" x 17'04" (3.18m x 5.28m)

KITCHEN 7'11" x 5'04" (2.41m x 1.63m)

BEDROOM 8'11" x 16'02" (2.72m x 4.93m)

SHOWER ROOM 5'05" x 6'05" (1.65m x 1.96m)

OUTSIDE

COMMUNAL GARDENS

OUTGOINGS

LEASE TERM: 159 YEARS FROM 01/06/1984

LEASE LENGTH: 119 YEARS

SERVICE CHARGE: 01/04/22 TO 31/03/23 = £1,554.83

SERVICE CHARGE: 01/04/23 TO 31/03/24 = £4,139.20

GROUND RENT: £37.50 PER QUARTER

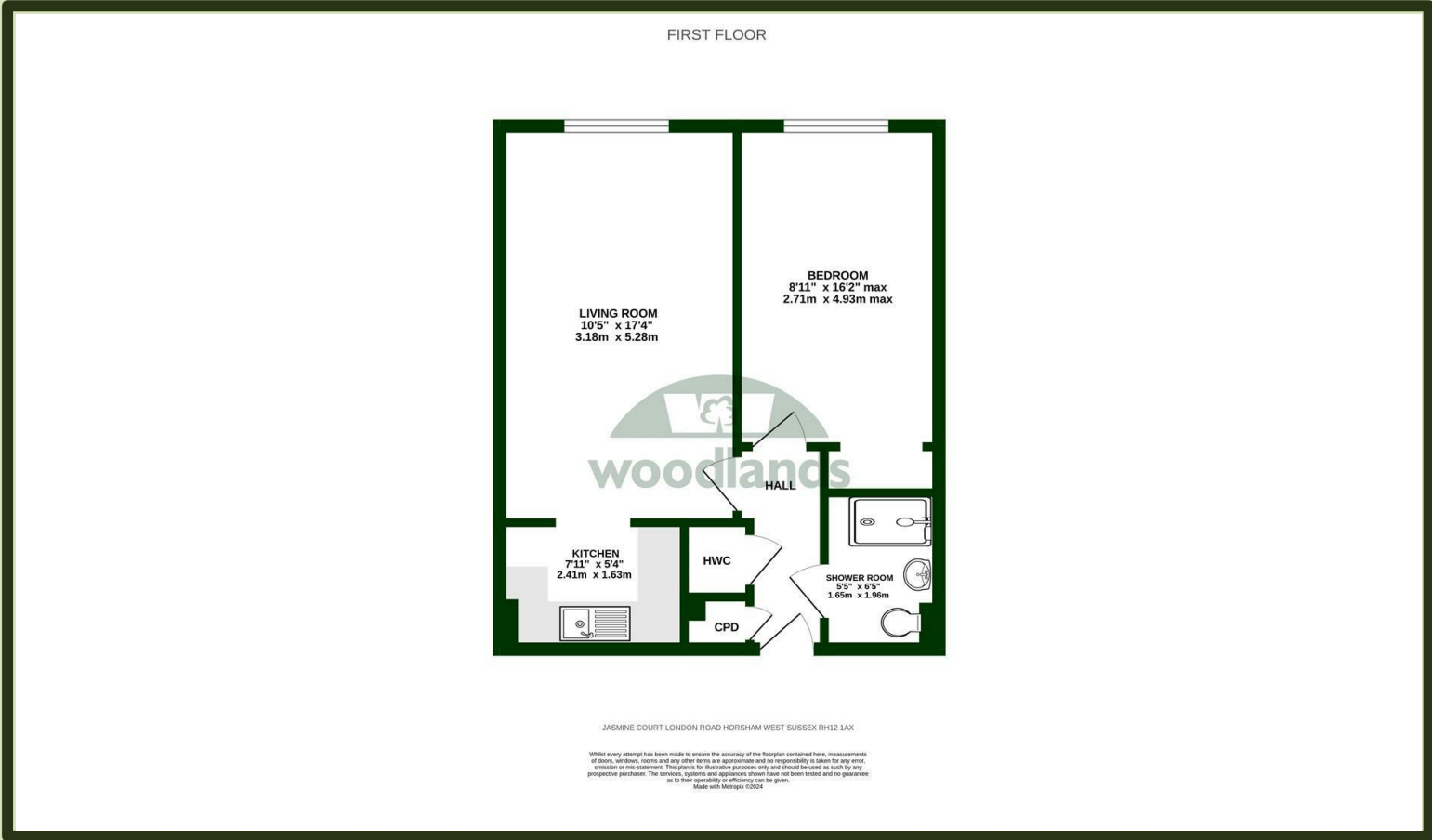
NO ONWARD CHAIN



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

Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR

Tel: 01403 270270



**LOCATION:** The property is centrally located offering excellent access for shops, amenities and Horsham train station, which has a main line train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes). Horsham's thriving town centre has an excellent range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is Piries Place with the Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions with its gym and swimming pool. There is also 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 turn left at the traffic lights into Albion Way. Go straight ahead at the roundabout and at the set of traffic lights turn right into Springfield Road, turn right into London Road and Jasmine Court can be found half way up on the left hand side opposite the Church.

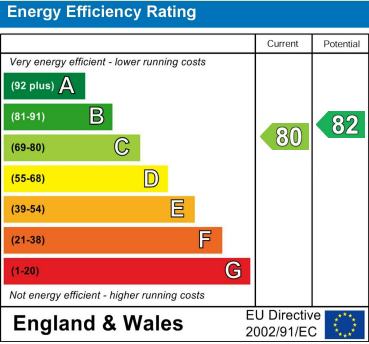
**COUNCIL TAX:** Band C.

**EPC Rating:** C.

**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.**



**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 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.