



Living Room



Kitchen



Bedroom 1



Bedroom 2



Bathroom



Balcony Outlook



Communal Grounds



Parking



# COURTNEY GREEN

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## **10 ROBINSWOOD COURT, RUSPER ROAD, HORSHAM, WEST SUSSEX, RH12 4YS** **GUIDE PRICE £185,000 LEASEHOLD**



For buyers of at least 55 years of age, Courtney Green are delighted to be offering for sale this second floor apartment comprising two double bedrooms, spacious living/dining room with access to a private balcony, fitted modern kitchen and bathroom. The property has all electric heating and replacement double glazed windows. Outside there are well maintained communal grounds with drying area and non allocated parking. It is conveniently located close to the local Tesco Express convenience store with further shops approximately half a mile distant. Horsham town centre with its comprehensive range of shopping, sporting and leisure facilities is approximately 1½ miles distance.

Ref: 20/4813/24/03/rev/06/07



The accommodation with approximate room sizes comprises:

### Ground Floor Entrance

(Shared with flat No. 9) with turning staircase rising to **Second Floor** Private front door.

### Entrance Hall

With night storage heater, entry-phone system, coved and textured ceiling, airing cupboard, access to loft space.

### Living/Dining Room

Double glazed rear aspect, double glazed French doors to private Balcony, porthole side aspect window, two night storage heater, satellite/t.v. aerial point.

### Kitchen

With double glazed front aspect, fitted with a range of base line cupboards and drawers with complementing beech worktop surfaces incorporating a single drainer stainless steel sink with monobloc tap, integrated Smeg electric hob and electric oven with filter over, space and plumbing for washing machine and fridge/freezer. Part-tiled walls, Dimplex wall mounted convector heater.

### Bedroom 1

Double glazed rear aspect, telephone point, night storage heater, triple fronted wardrobe cupboards, coved and textured ceiling.

### Bedroom 2

With double glazed rear aspect, electric convector heater.

### Bathroom

Frosted double glazed front aspect, refitted with a panelled bath with wall mounted Triton electric shower unit, wall bracket and hand shower, wash hand basin enclosed in a vanity unit with cupboard under, low level w.c., part tiled walls, upright storage unit, vanity shelf, Mylek wall mounted heater.

### OUTSIDE

Surrounding the property are well maintained communal grounds with lawned areas, flower and shrub beds and borders, bench seating. Enclosed drying area.

### Parking

There are non allocated parking spaces.

### TENURE

Leasehold - Lease 99 years from 1989.

Ground Rent - £100 per annum.

Service Charge - £1800 to 30th September 2022

Managing Agents: Courtney Green Residential Management Tel: 01403 246170

Please be advised no pets are allowed.

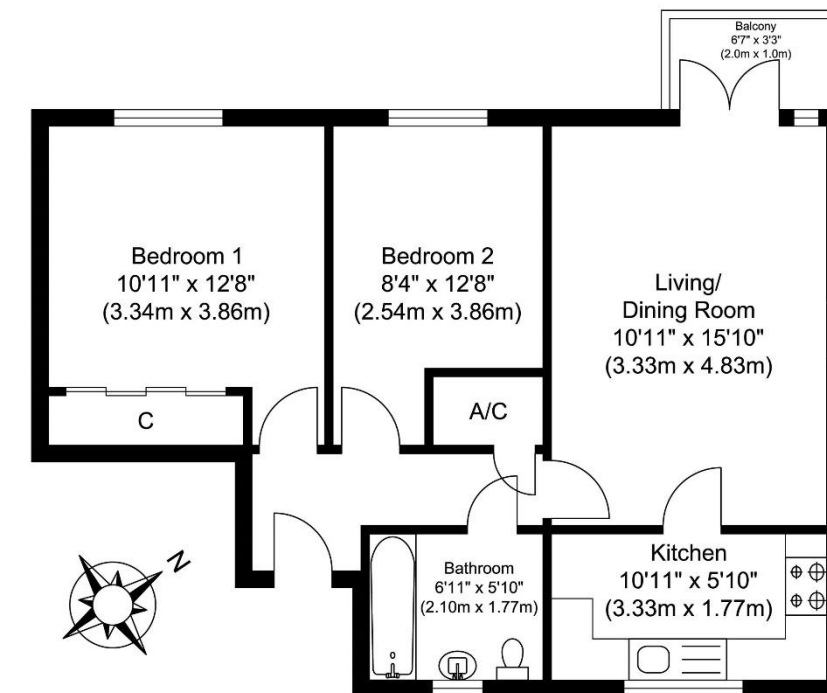
### Agent's Note:

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	72
(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		



10 Robinswood Court, Horsham, RH12 4YS

Approx gross internal Floor area 54.20 sq. m (583.40 sq. ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser