



**Linden House
Horsham, RH12 1QB**

**Guide Price
£175,000**

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

Linden House, Horsham, RH12 1QB



LOCATION

Linden House embodies the true meaning of a central location, with access to the property just off the historic Carfax in the heart of Horsham town centre. This stunning apartment is quite literally a stone's throw away from the many fashionable bars and restaurants as well as the wide range of shopping in the town. The Carfax retains much of the quirky charm often associated with market towns, yet is only a 5 minute walk away from Horsham mainline station which offers direct links to London and Brighton (via Three Bridges). Also within a short walk of this modern apartment is Horsham Park and Pavilions Leisure centre.

PROPERTY

You enter the development via double doors, with a video entry system, into an impressive communal Entrance Hall, which has further doors leading to the central atrium, lifts and stairs to all floors. The central atrium with glass ceiling is a stunning centre piece for this recently converted building, creating a central meeting point for the residents. This generous apartment is located on the first floor with the front door opening to the Hall, which has doors to all rooms and a storage cupboard. Something immediately apparent, is the attention to detail and quality of finish from the developer. The stylish Bathroom is fitted with an attractive three-piece suite, is fully tiled and has a shower above the bath. The bright Living Area is a particular feature of this spacious apartment, measuring 24'7 x 15'0. The Kitchen area boasts a range of integrated appliances and provides a generous worktop area. This open plan room has a fitted concealed wall bed, which gives the ability to create a versatile living space. The property also benefits from

underfloor heating throughout.

OUTSIDE

The development offers a number of communal areas for the residents to use. The apartment comes with secure underground parking with this property coming with one allocated parking space and a communal secure bicycle store.

ADDITIONAL INFORMATION

Tenure: Leasehold

Full Lease Term: 125 Years from 2016

Ground Rent: £250 per annum

Ground Rent Review Period: TBC

Service Charge: £1,288 per annum (£322 per quarter)

Service Charge Review Period: TBC

AGENTS 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.





Buses

4 minute walk



Shops

Town Centre
2 minute walk



Trains

Horsham – 0.3 miles
Littlehaven – 1.5 miles



Airport

Gatwick
12.5 miles



Roads

M23
6.5 miles



Sport & Leisure

Pavilions in the Park
0.4 miles



Rental Income

£900 pcm
Rental Yield – 5%



Schools

N/A



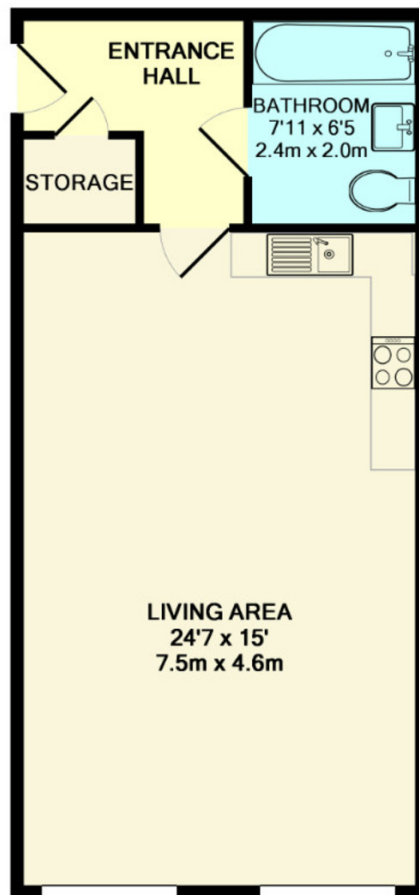
Broadband

Up to 67 Mbps

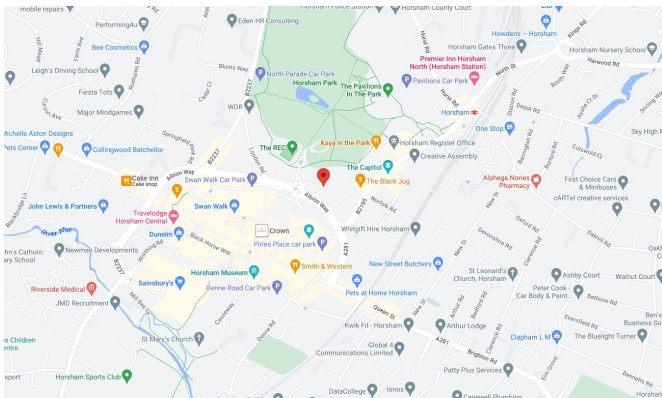


Council Tax

Band B



Map Location



Total Approximate Floor Area
495 sq ft / 46 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by
 appointment through Brock Taylor

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Brock Taylor 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 should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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