



9, Roman Way

Billingshurst | West Sussex | RH14 9QU |

A well presented one bedroom apartment with a good length of lease and low outgoings. The apartment has an entrance hall to greet you with a built in cupboard and entry phone. The lounge leads through to the well fitted kitchen with many fitted appliances. The bedroom is of a very good size. The bathroom has a modern suite. Heating is by electric storage heaters and the windows are all double glazed. The property is being sold with no ongoing chain.

Communal front door leading to: -

Communal Hall.

Stairs to first floor, personal door to: -

Hall.

Entryphone for communal front door, 1 recessed cupboard housing the hot water tank.

Lounge.

Bay with double glazed windows, electric storage heater, open plan to: -

Kitchen.

Work surface with inset stainless steel sink unit with mixer tap and having base cupboards under, further work surface with inset electric hob and integrated oven under, further base cupboards and drawers, extractor hood over hob, integrated washing machine, integrated fridge/freezer, double glazed window.

Bedroom 1.

Electric storage heater, two double glazed windows.

Bathroom.

White suite comprising: - Panel bath with mixer tap with electric shower over, glazed shower screen, wash hand basin with storage under, WC, electric heater with towel rail above, extractor fan, double glazed window.

Outside.

Communal gardens and residents parking.

**EPC RATING= D.
COUNCIL TAX=B
SERVICE CHARGE=£98.21pcm
NO GROUND RENT
LEASE 156 YEARS**



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2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning,

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4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

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