





## Cotswold Court, Horsham, RH13 5ST



The property offers spacious, well-presented accommodation, arranged over three floors, accessed by its own ground floor door and entrance hall. From here, stairs lead to a spacious living/dining room, with large windows overlooking the attractive gardens to the front of the property, and an additional double-glazed window in the dining area, that is set adjacent to the kitchen. A staircase leads to the second floor, that provides access to two double bedrooms, in addition to a generous sized bathroom. The property further benefits from both double glazing and gas central heating.

To the front of the property there is an area of professionally maintained communal garden that is laid to lawn and inset with mature trees, creating an attractive outlook for the property. There are numerous parking bays available for resident's and visitor's use, with additional on-street parking in neighbouring roads. This property also benefits from a garage en-bloc.



### ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: Commencing on 1 March 1964 and Exp on 1 April 2184

Service Charge: £1,200 per annum

Service Charge Review Period: tbc

Ground Rent: £tbc

Ground Rent 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.

**Total Approximate Floor Area**

**869 sq ft / 81 sq m**

Viewing arrangements by  
appointment through :

**Brock Taylor**  
01403 272022  
[horshamsales@brocktaylor.co.uk](mailto:horshamsales@brocktaylor.co.uk)

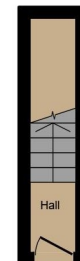


**UNITED KINGDOM  
PROPERTY  
AWARDS**

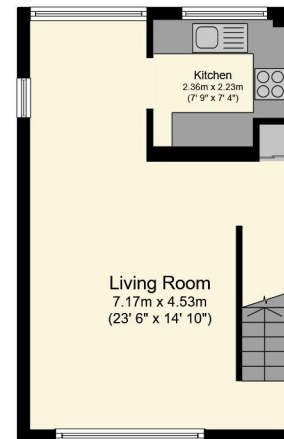
**AWARD  
WINNER**

**2022-2023**

Ground  
Floor



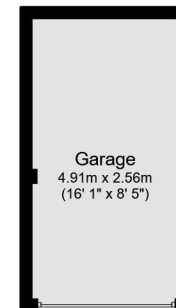
First Floor



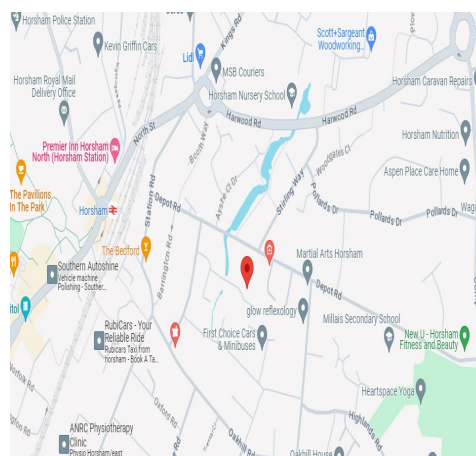
Second Floor



Garage

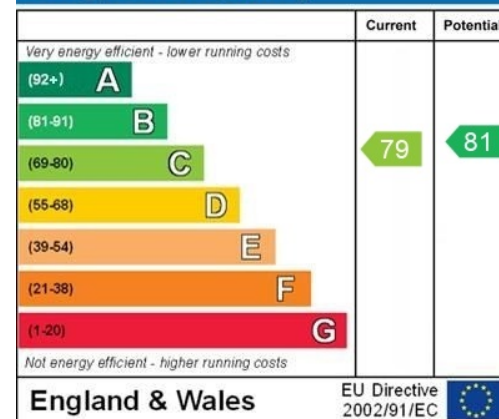


### Map Location



### EPC Rating

#### Energy Efficiency Rating



**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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**Buses**  
1 minute walk



**Shops**  
One stop  
4 minute walk



**Trains**  
Horsham  
0.3 miles



**Sport & Leisure**  
Pavilions in the Park  
0.5 miles



**Rental Income**  
£1,500 pcm  
Rental Yield – 6.3%



**Schools**  
Kingslea Primary  
The Forest School  
Millais



**Broadband**  
Up to tbc Mbps



**Roads**  
M23  
5.7 miles



**Council Tax**  
Band C