



Cotswold Court, Horsham, West Sussex RH13 5ST
Asking Price £230,000

& LINES
James

44 Cotswold Court

- NO CHAIN
- TWO BEDROOMS
- GROUND FLOOR
- CLOSE TO STATION
- DIRECT ACCESS TO COMMUNAL GROUNDS
- GARAGE
- LEASEHOLD
- COUNCIL TAX BAND C
- EPC RATING C

NO CHAIN A good sized ground floor two bedroom maisonette, benefitting from a garage. Situated in a popular development within minutes walk of the mainline train station.

Location

The property is situated within the peaceful development of Cotswold Court, surrounded by well tended communal gardens. Horsham mainline train station is a short walk away and the town centre is just over 10 minutes walk from the property. By car the A264 is easily accessible connecting the commuting links of the M23/M25. Horsham is a thriving town with a number of independent and high street retail shops, cafes and restaurants, as well as several supermarkets including a Waitrose/John Lewis.



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Property

The property is spacious and benefits from direct access to communal gardens, Accommodation comprises: Entrance porch with room to store shoes and coats. The living room features plenty of natural light opens into the kitchen/diner, a sliding door allows the two areas to be kept separate. The kitchen is fitted in a range of wood effect base and eye level units with complementing light grey work tops, space for a free standing cooker, under counter refrigerator and washing machine. Patio doors fitted in the dining area allow access to the communal gardens. Cupboards in the hallway provide plenty of storage options, with one cupboard fitted with power. The master bedroom is a good size and features fitted wardrobes, a further bedroom also benefits from fitted wardrobes. The bathroom is fitted in a white suite with fully tiled area to the bath with shower over, a window provides natural light and ventilation.

Additional features include G.C.H and double glazing throughout.

Outside / Lease Details

Cotswold Court offers well maintained grounds between the property buildings and blocks of garages. This property benefits from a garage with parking available around the development on a first come first served basis.

Lease 75 years remaining

Service Charge £550.17 per half year due 1st March 2026 and 1 September 2026

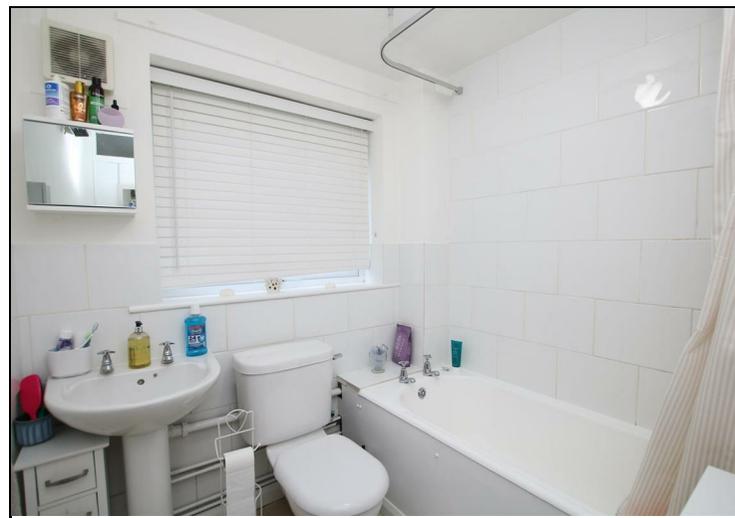
Reserve Fund 1138.89 per annum payable half yearly - 1st March 2026 and 1 September 2026. In 2027 the figure increases to £2022.22, then reducing to £1041.67 for subsequent year.

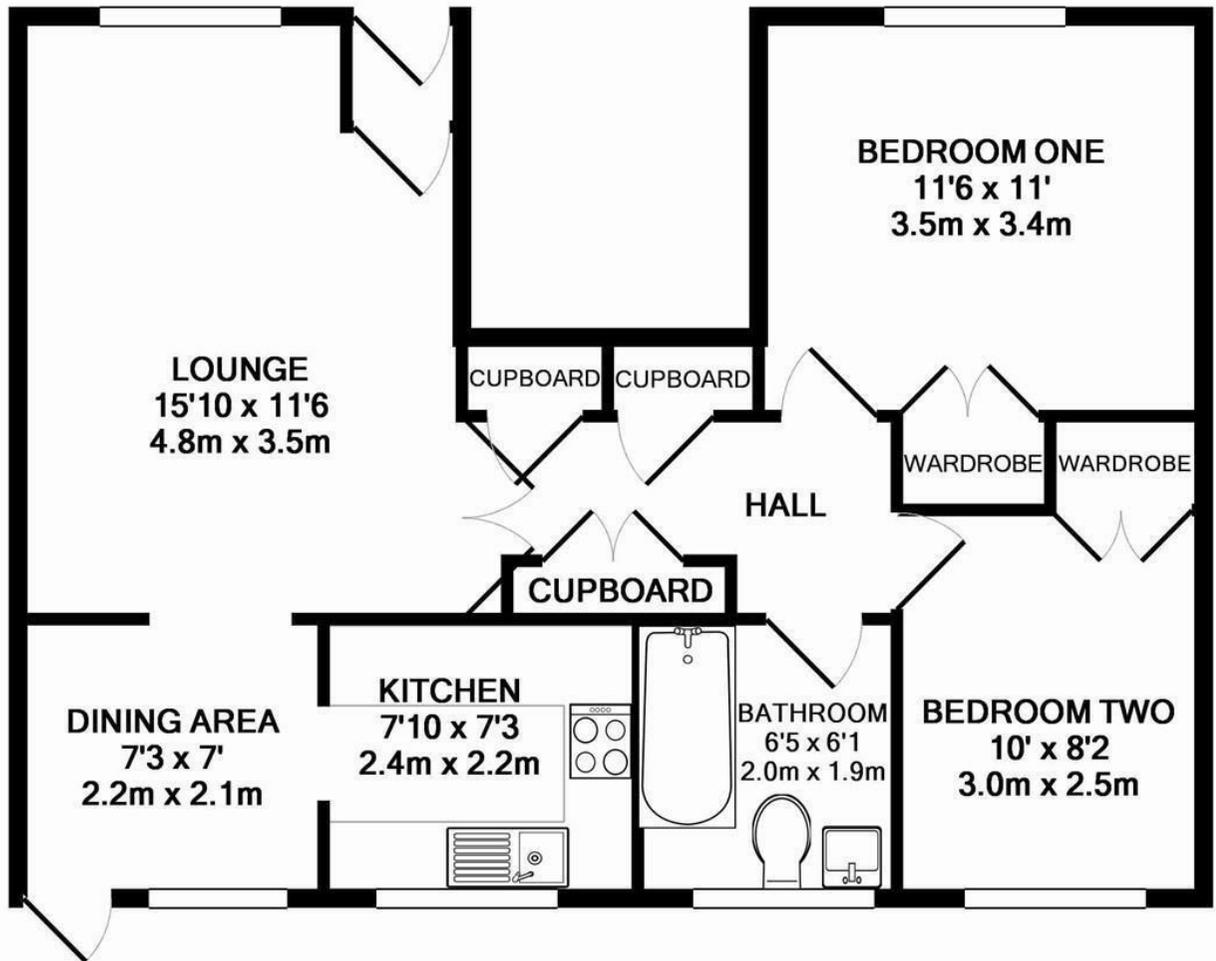
Ground Rent £250 per annum payable half yearly due 1st March 2026 and 1 September 2026

Agent's Note:

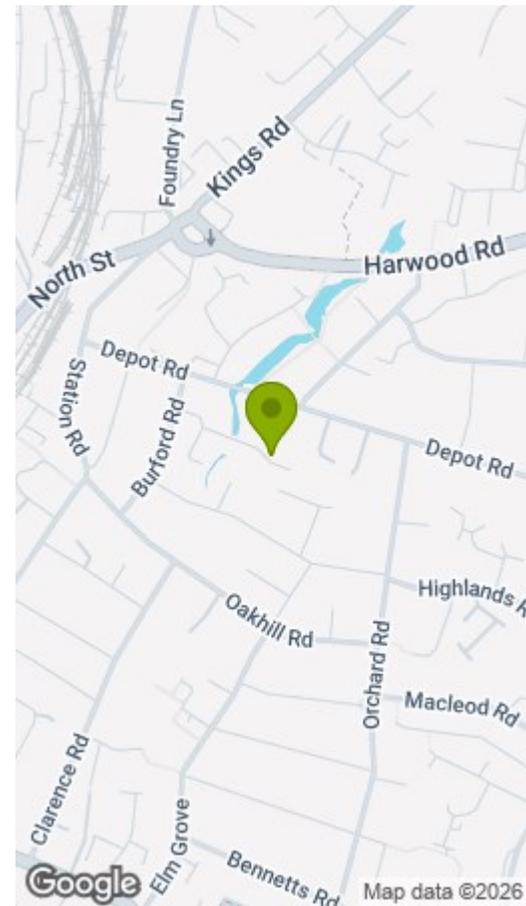
We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

Disclaimer - The images used are from a previous occupier, there is currently a different tenant occupying so the presentation will not match the images.





Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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