



Blenheim Road, Horsham, RH12 5FD
£1,250 Per Month

& LINES
James

8 Shermanbury Court Blenheim Road

A very spacious two bedroom first floor flat situated in a popular location with balcony.

A two bedroom flat located off North Heath Lane within walking distance of both railway stations and the town centre. The property is generous in size with accommodation comprising: Entrance hall with storage cupboard/utility area, dual aspect lounge/diner with balcony, kitchen/diner, two double bedrooms with fitted wardrobes and bathroom with shower over bath.

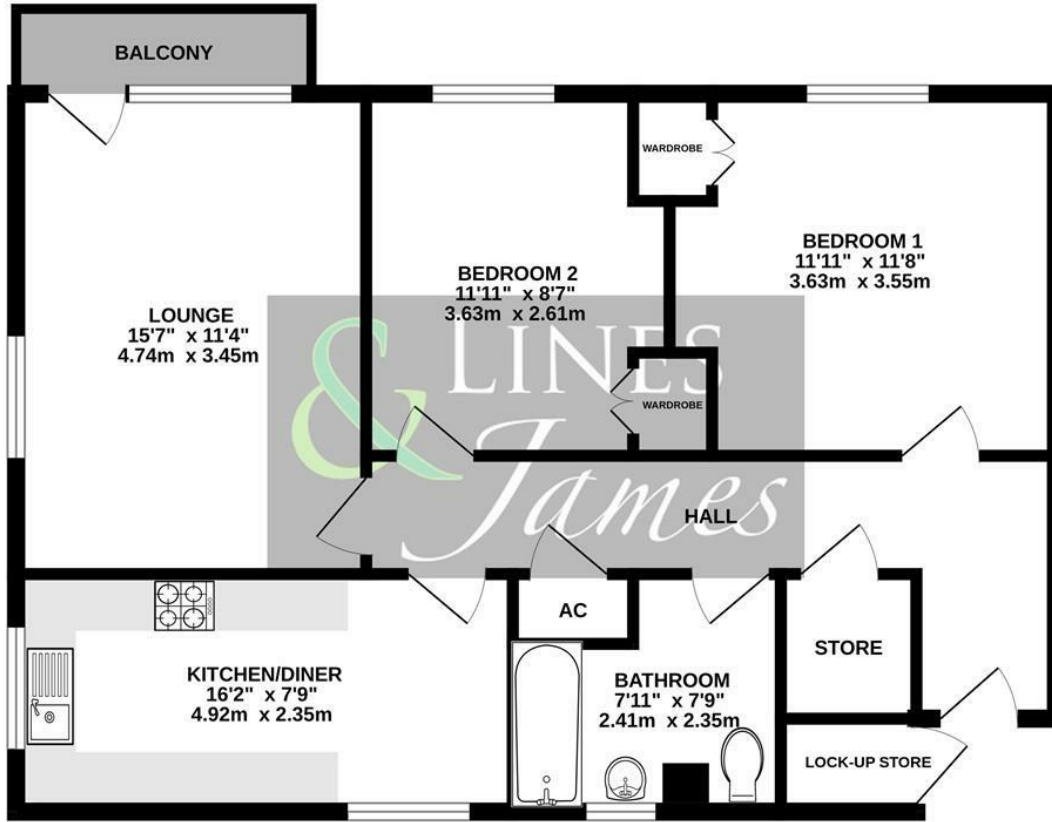
Additional features include G.C.H, double glazing and storage cupboard on the communal landing.



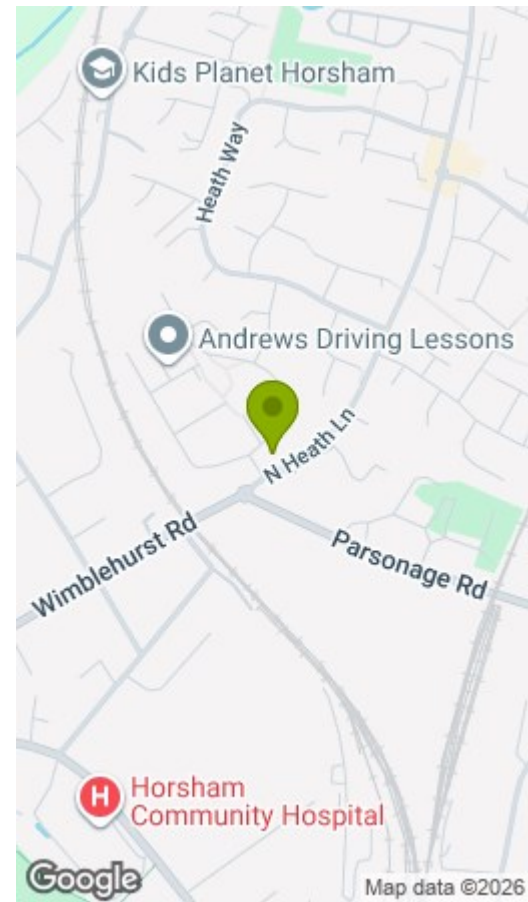
- FIRST FLOOR FLAT
- TWO BEDROOMS
- KITCHEN/DINER
- LOUNGE WITH BALCONY
- UNFURNISHED
- EPC RATING C
- COUNCIL TAX BAND B
- 12 MONTHS +
- DEPOSIT £1442.00
- AVAILABLE JULY



GROUND FLOOR



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. Made with Metropix ©2024



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			(12 plus) A
(81-91) B			(81-91) B
(69-80) C		77	(69-80) C
(55-68) D		78	(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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