



ZOOM
HYBRID ESTATE AGENT

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£275,000



- TWO BEDROOM GROUND FLOOR FLAT
- ENTRANCE HALL
- OPEN PLAN KITCHEN/LIVING ROOM
- EN SUITE TO MASTER
- MODERN FAMILY BATHROOM
- PARKING WITH CAR PORT
- SOUGHT AFTER MODERN DEVELOPMENT
- GAS CENTRAL HEATING VIA COMBI BOILER
- INTERNAL VIEWING RECOMMENDED

Ref: PRA13047

Viewing Instructions: Strictly By Appointment Only

General Description

Zoom are delighted to offer for sale this executive two double bedroom ground floor apartment located within the sought after Kilnwood Vale Development. In brief the accommodation comprises of an entrance hall with storage cupboards, open plan kitchen/living room boasting integrated Bosch appliances, two double bedrooms, En Suite to bedroom one and a modern family bathroom. Outside the property is parking for two vehicles with car port.

Further benefits include double glazed window and gas central heating.

Ideally situated within this sought after location, close to amenities and transport links an internal viewing comes highly recommended to appreciate this property in full.

Accommodation

Front Door

Opening to;

Entrance Hall

Radiator, phone entry system, storage cupboards, leading to;



Kitchen/Living Room (21' 07" x 11' 05") or (6.58m x 3.48m)

Base and eye level units comprising a stainless steel sink with draining board and mixer tap, built in oven with hob and extractor hood over, integrated Bosch fridge/freezer, integrated Bosch washing machine, integrated Bosch dishwasher, two radiators, window, TV Point.



Bedroom 1 (16' 08" x 8' 06") or (5.08m x 2.59m)

Window, fitted wardrobe, radiator, door to En Suite.



En Suite

Comprising a shower cubicle, low flush WC, wash hand basin, heated towel rail, tiled walls.



Bedroom 2 (12' 07" x 8' 04") or (3.84m x 2.54m)

Window, radiator.



Bathroom

Comprising an enclosed bath tub, wash hand basin, low flush WC, heated towel rail, part tiled walls.



Parking

Parking for two vehicles with a sheltered car port.

Lease Information

Lease 125 years from 1st January 2013 (112 years remaining)

Annual Ground Rent £250

Annual Service Charge £2539.82

Services

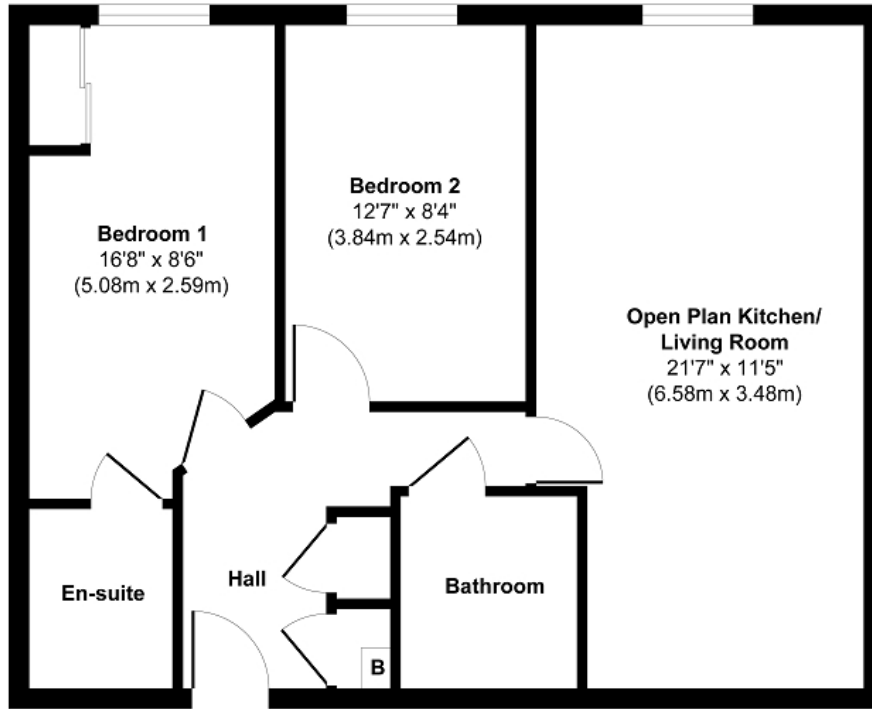
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band C



Floor Plan

Approx. Gross Internal Floor Area 586 sq. ft / 54.44 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.