



41 Potters Place
 Horsham, West Sussex, RH12 2PL
 Guide Price £475,000 Leasehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

41 Potters Place, Horsham, West Sussex, RH12 2PL

Courtney Green are delighted to be offering for sale this spacious and well appointed luxury apartment built by Banner Homes and located within the prestigious Potters Place development situated close to Horsham Town Centre. This renowned gated development offers safe and secure living and is available for those of a minimum age of 60 years for the assignee (and 55 years for a partner/husband/wife). The apartment is on the First Floor (with lift access) and the accommodation comprises an entrance hall, a delightful double aspect sitting room with direct access to a private balcony, a well appointed kitchen/dining room with built in appliances, a principal bedroom with an ensuite shower room and a second double bedroom and bathroom. The property is double glazed and enjoys a gas fired heating system to radiators. Outside there are delightful well maintained communal gardens and there is an underground car park providing one allocated parking space. Within the grounds there are also a number of visitors parking spaces. Properties within this development are highly sought after and please contact the vendors sole agent Courtney Green to discuss the viewing arrangements.

Communal Front Door
With security entry phone system

Staircase/Lift to **First Floor Level**

Private Front Door to

Entrance Hall
Two storage cupboards, radiator.

Living Room
Double glazed double aspect to the front and side, with French doors to the balcony, two radiators, TV/FM/Satellite point, telephone point.

Kitchen/Dining Room
Double glazed front aspect. Fitted with a range of base and wall mounted cupboards and drawers in light wood effect finish and having complementing worktop surfaces incorporating a 1 1/2 bowl single drainer stainless steel sink with chromium monobloc tap, stainless steel four ring gas hob, Seimens stainless steel filter, Bosch eye level electric oven, Seimens integrated fridge/freezer, Bako integrated washing machine, Blomberg integrated dishwasher, pelmet lighting, ceramic tiled splashback, Vailant wall mounted combination gas fired boiler, terracotta style flooring, telephone point, downlighting.

Bedroom 1
Double glazed side aspect, double and single wardrobe cupboards, door to

En-Suite Shower Room
Pedestal wash hand basin with chromium mixer tap, shaver point, corner shower cubicle with chromium thermostatic shower control with wall bracket and hand shower, low level WC, towel warmer, localised tiling, downlighting.

Bedroom 2
Double glazed side aspect, radiator.

Bathroom
Fitted with a white suite comprising panel bath with chromium mixer tap and shower attachment, low level WC, corner shower cubicle with chromium thermostatic shower control, wall bracket and hand shower, pedestal wash hand basin with chromium mixer tap, white towel warmer, shaver point, extractor fan, downlighting, localised tiling.

OUTSIDE

There are delightful well maintained communal grounds with areas of lawn, flower and shrub beds and borders and a feature pond, there is an underground car park providing allocated parking and within the grounds there is also a number of visitors parking spaces.

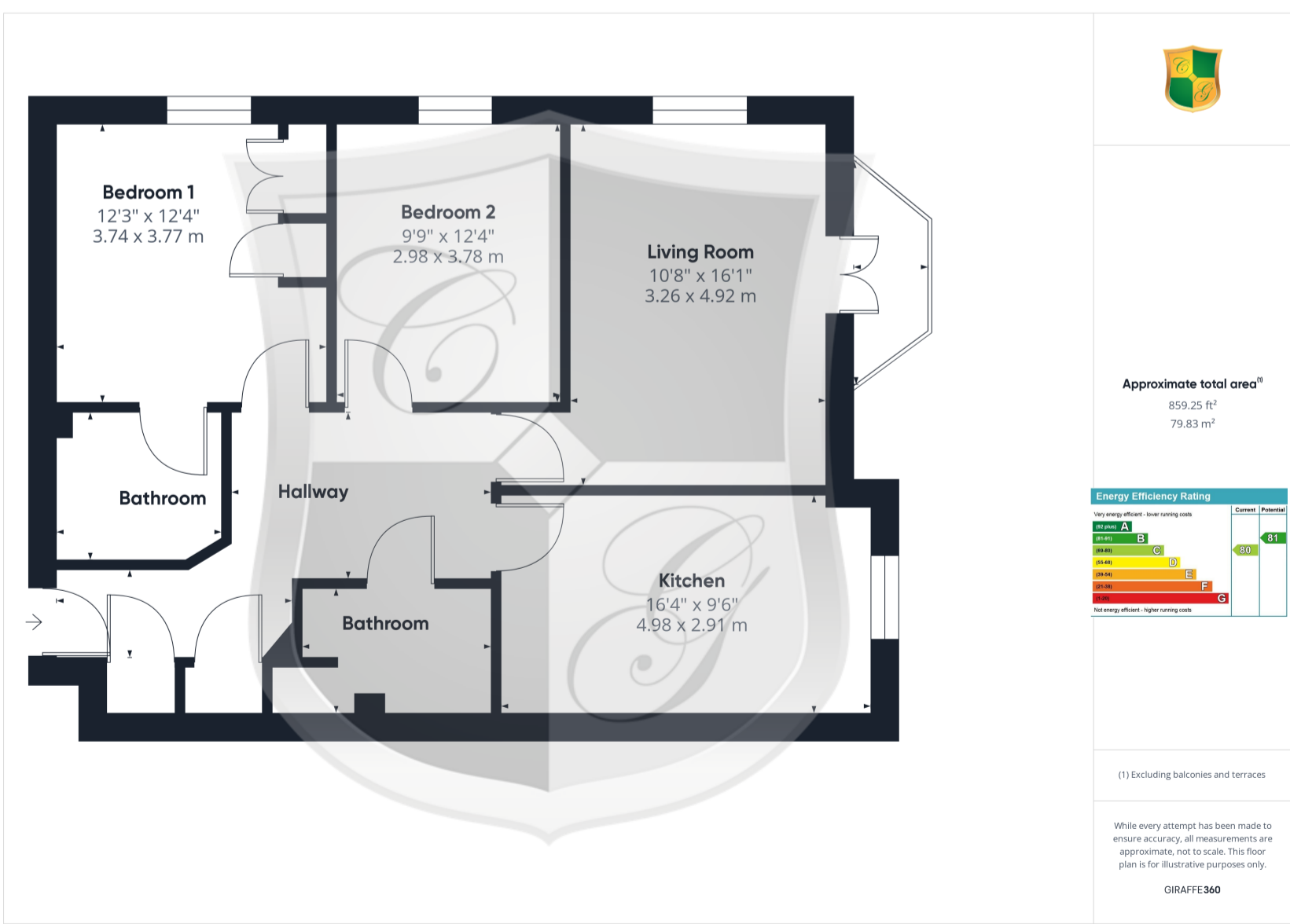
TENURE

Leasehold - 125 years from 01/01/2000
Service Charge - 12 monthly payments of £262.53 (£3,150.36 for the year)
Ground Rent - Currently £130 per annum
Managing Agents - Hamways of Hamways House, 104 Station Road, East Oxted, Surrey, RH8 0Q3. Tel 01883 730890

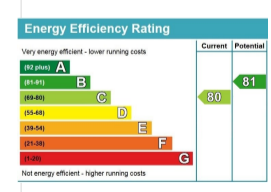
Council Tax Band— E

Ref: 24/5611/14/05

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



Approximate total area¹⁾
859.25 ft²
79.83 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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