



Sales.

Elm House, Rapley Rise,
Southwater, RH13 9FN

Asking Price
£240,000



**Elm House, Rapley Rise,
Southwater, RH13 9FN**



Entering this first floor apartment, you are met with an entrance hall, with a built-in storage cupboard and a door that leads to the luxurious bathroom featuring a modern white suite with a full-sized bath, and shower above the bath. The bright double bedroom has a large window that floods the room with natural light and boasts ample space for free-standing storage and additional bedroom furniture. The kitchen/living room is a particular feature of this impressive property which is perfect for entertaining and offers flexibility for furniture placement. The contemporary kitchen offers a range of floor and wall mounted units and is another example of Berkeley Homes' quality. The living area is flooded with natural light from large windows.

Broadacres is expertly maintained on a regular basis. Directly outside the block you will also find allocated parking.



ADDITIONAL INFORMATION

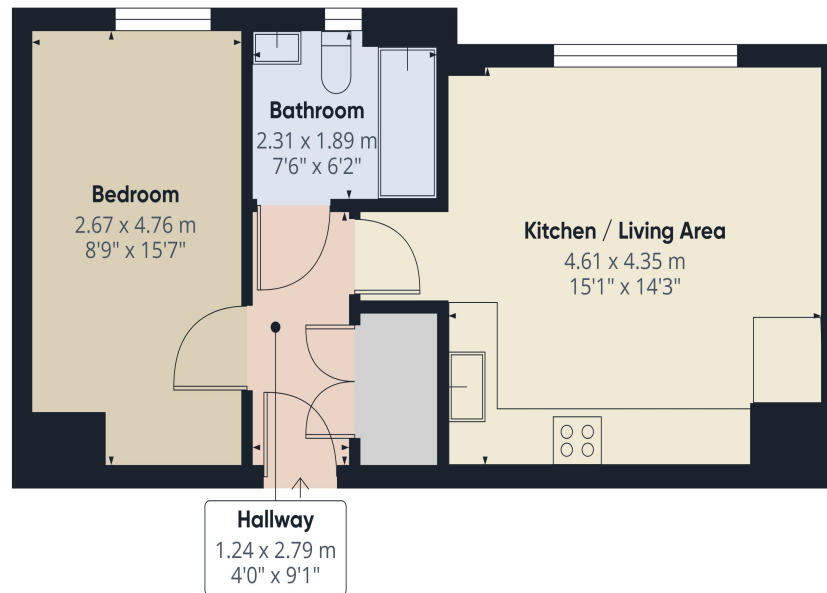
Tenure: Leasehold
Lease Term: 125 year from 1 April 2018
Service Charge: £238.33 per month
Service Charge Review Period: Annually
Ground Rent: £tbc per annum
Ground Rent Review Period: tbc

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.

Viewing arrangements by appointment through:

Brock Taylor
01403 272022
horshamsales@broctaylor.co.uk



Approximate total area⁽¹⁾
43 m²
462 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Buses
3 minute walk



Shops
Lintot Square
10 minute walk



Trains
Horsham
3.5 miles



Sport & Leisures
The Ghyll
14 minute walk



Rental Income
£tbc pcm



Schools
n/a



Fibre Broadband
Up to 1600 Mbps

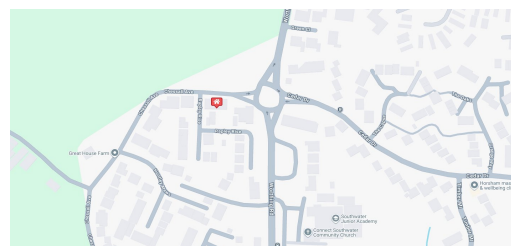


Roads
M23
9.8 miles



Council Tax
Band B

Map Location



EPC Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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.

**Residential sales, lettings,
land and new homes.**

01403 272022
brocktaylor.co.uk
2-6 East Street, Horsham West Sussex, RH12 1HL