

Connells

Cotswold Court
Horsham

Cotswold Court
Horsham RH13 5ST

for sale guide price
£180,000





Property Description

Ideal renovation project, requiring total renovation other than double glazing. The kitchen, bathroom, heating, plumbing, curtains, carpets, decoration, etc, all require renewing. Please also note that the garage roof needs to be repaired.

Ideally positioned within easy walking distance of Horsham town centre and the mainline railway station, this spacious two-bedroom split-level maisonette offers an excellent opportunity for buyers seeking a well-located home with lots of potential.

Arranged over the first and second floors, the property provides generous accommodation throughout. The entrance door opens into a spacious hall, providing ample space for coats and shoes. Stairs rise to the first floor landing where there is also a large storage cupboard and leads into a bright and spacious lounge/diner, alongside a separate fitted kitchen. On the second floor are two well-proportioned bedrooms and a family bathroom, creating a practical layout.

Externally, the property is set in landscaped communal gardens extending to the front and rear with residents also benefiting from a garage en bloc, providing valuable storage space.

The property enjoys a highly convenient location, with Horsham's excellent range of shops, restaurants, cafés and leisure facilities close by. The nearby mainline station offers direct rail links to London and the South Coast, making this an ideal choice for commuters and those looking to enjoy everything the town has to offer.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

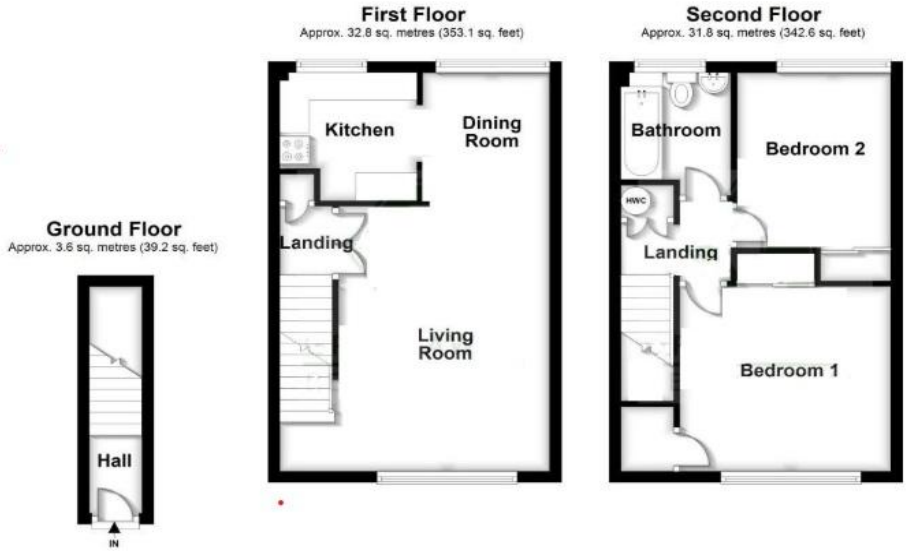
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total area: approx. 68.3 sq. metres (734.8 sq. feet)

To view this property please contact Connells on

T 01403 256 331
E horsham@connells.co.uk

31-31A Carfax
HORSHAM RH12 1EE

EPC Rating: D

Council Tax Band: C

Service Charge: 1689.06

Ground Rent: 15.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HSH407812

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Mar 1964. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk