



**Copthorne Common Road
Copthorne, West Sussex RH10 3SL**

£1,100

Exceptional two double bedroom first floor apartment with three balconies and being situated adjacent to Copthorne Golf club. Available Now * Two double bedrooms with an en-suite to the master, and a good sized family bathroom * Gas heating to radiators, and an allocated parking space, together with further visitor parking * Energy Rating B * PART FURNISHED *

Copthorne Common Road, Copthorne, West Sussex RH10 3SL

Communal Entrance

Security entry system to lobby, stairs to first floor landing, front door to

Entrance Hall

Airing cupboard housing gas fired boiler, storage cupboard, doors to

Lounge/Dining Room

18'8 x 11'11 (5.69m x 3.63m)



Upvc french casement doors to balcony, radiator, coving

Fitted Kitchen

11'11 x 6'10 (3.63m x 2.08m)



Range of base and eye level units with roll topped work surfaces and part tiled walls, inset one and a half bowl stainless steel sink, built in oven with a gas hob over and an extractor fan above, integrated fridge/freezer, washing machine and dishwasher.

Master Bedroom

14'11 x 11'9 (4.55m x 3.58m)



Two sets of double glazed patio doors leading to the balcony, radiator, coving, built in double wardrobe, door to:

En-suite Shower-room



White suite comprising a corner shower cubicle, pedestal hand basin, close coupled W.C, part tiled walls, heated towel rail, double glazed window, extractor fan.

Bedroom Two

14'4 x 9'4 (4.37m x 2.84m)



Double glazed window, double wardrobe, radiator.

Copthorne Common Road, Copthorne, West Sussex RH10 3SL

Bathroom



White suite comprising a panel enclosed bath, pedestal hand basin, close coupled W.C, part tiled walls.

Outside

There are communal grounds which surround the property, including lawned areas, which back onto the woods and golf course.

Parking

There is an allocated parking space for the property and plenty of visitor parking bays.

Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Security deposit a month and a half of the monthly rental value

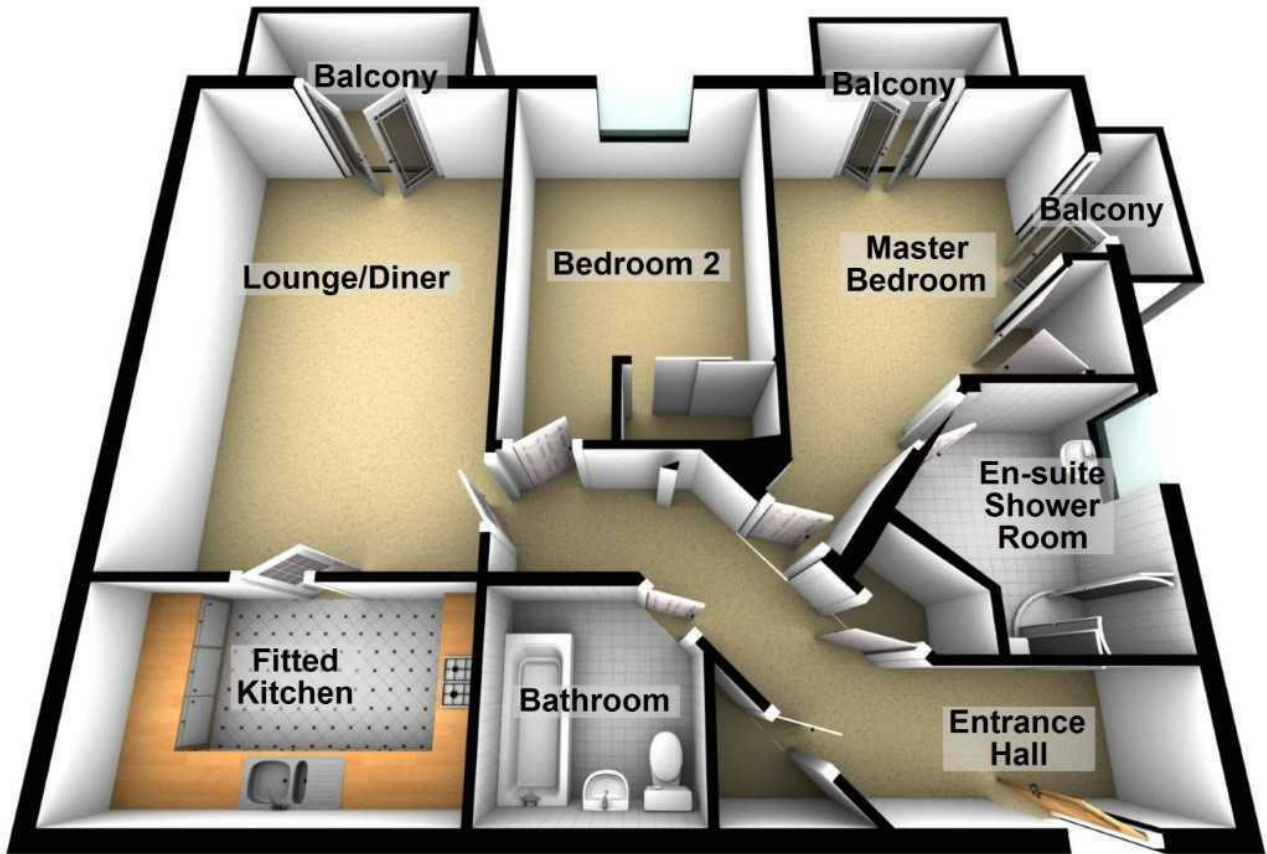
check-in fee £178.80

Tenancy agreement £108.00

Referencing £106.80 per person



First Floor



Floor Shapes and Sizes are not exact and merely an indication of layout
Plan produced using PlanUp.

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		
England & Wales	82	84
EU Directive 2002/91/EC		

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		
England & Wales	85	86
EU Directive 2002/91/EC		