



Flat 5 The Paperyard  
Albion Way, Horsham  
Guide Price £270,000 Leasehold



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Flat 5 The Paperyard, Albion Way, Horsham RH12 1AH

Courtney Green are delighted to be offering for sale this most desirable, large one bedroom executive apartment, set within the highly acclaimed “The Paperyard” development. Completed by Berkeley Homes in 2021, The Paperyard is positioned in a prominent central location, with easy access to the vibrant market town of Horsham, offering a unique blend of historic charm and modern amenities. The bustling high street is home to a fantastic array of shopping facilities, “Eat Street” as it’s known locally has a broad range of restaurants and café’s, and those with a creative persuasion will delight in the plethora of arts and cultural events that take place each year. Transport links include the mainline train station which is just 10 minutes’ walk away and affords direct routes to London and the coast, Gatwick airport is only a 20 minutes drive and for lovers of the great outdoors, Horsham is surrounded by some of the Souths’ most spectacular countryside. The accommodation in brief comprises an entrance hall with utility cupboard and large storage cupboard, an open plan kitchen/living room with door to a courtyard garden, a double bedroom with fitted wardrobes, and a luxury bathroom suite. Outside there is a superb rooftop communal garden, a bin store, and a secure bicycle store. Viewings are highly recommended to appreciate this properties finer details.

The accommodation comprises:

A secure communal Front Door opens to the Entrance Lobby with stairs and a lift rising to the First Floor.

Entrance Hall

A convenient entrance hall with large double utility cupboard housing Megaflow hot water tank and with washer/dryer, electricity consumer unit, fuse board and internet point. There is a further large walk-in storage cupboard with light. Electric radiator and doors to all rooms.

Open Plan Living Room and Kitchen

A wonderfully bright living space owing to the large full height windows and door. The kitchen comprises a range of eye and base level cabinets finished in two-tone blue/grey with contrasting quartz marble effect worktops over, inset stainless steel sink with worktop routed drainer, integrated fridge freezer, integrated Neff electric oven with integrated Neff induction hob over with hidden extractor hood, integrated Neff full-size dishwasher, glass fronted display cabinets, tiled splashback. The sitting area has two electric radiators, media point and door opening to the courtyard garden.

Bedroom

A generously sized double bedroom with large full height window overlooking the courtyard garden, multiple power points, internet and satellite point, electric radiator, fitted wardrobes with spotlighting above.

Bathroom

A luxury bathroom suite comprising an enclosed panel bath with shower over, tiled niche, vanity wash hand basin with mixer tap and storage beneath, low-level WC with dual flush, inset mirror with light, bathroom cabinet with glass shelving, lighting and shaver point, heated towel radiator, tiled flooring, downlighting, and extractor fan.

Outside

Uniquely for this type of development, The Paperyard has a glorious, communal roof top garden which has been expertly landscaped with raised box planting, feature lighting and seating. On the ground floor there are secure communal bicycle and bin stores.

Additional Information

Lease Length - 240 years remaining  
Service Charge - £1858.32 from 1st April 2025 - 31st March 2026  
Ground Rent - £205pa

Council Tax Band - C

**Agent's 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.

**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.

**Ref:** 25/5757/10/03

