



Camelot Court, Ifield

£130,000

**MANSELL
McTAGGART**
Trusted since 1947





- Studio flat
- NO CHAIN
- Ground floor
- Allocated parking
- Well maintained communal grounds
- Bicycle storage
- Council Tax Band 'A' and EPC 'tbc'

A well-presented studio flat offered to the market with NO ONWARD CHAIN located in a quiet development in the popular residential area of Ifield. The property is close to Crawley town centre, Ifield train station, bus routes and amenities.

Upon entering the block via a secure telecom system, the property is located on the ground floor. When you enter the property, there is an entrance hall giving access to the kitchen, bathroom and living accommodation. The kitchen houses a range of wall and base units with space for freestanding white goods. The bathroom comprises of a full length panel bath with shower unit over, WC and wash hand basin. The living accommodation has been split via a partition wall by the previous owners creating a small bedroom area which could be easily removed. The living area can house living and dining room furniture and benefits from a window to side, with a doorway to the bedroom area which has space for a double bed and has a window and fitted wardrobes.





Outside the property, there is well maintained communal grounds and one allocated parking spot for the property.

Lease Details

Length of Lease: 114 years remaining

Annual Ground Rent - £30.00

Ground Rent Review Period - April

Annual Maintenance/Service Charges - £775

Service charge & ground rent reviewed yearly

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor

The property is situated in a delightful position on the edge of Crawley town centre within a short distance of Ifield Golf Club and a Tesco Express. Ifield railway station is also within walking distance with services to London (approx 40 mins) and west to Horsham. Crawley town centre with its extensive range of shops, restaurants, recreation facilities, schools and bus and railway station is a short drive. Gatwick Airport and Junction 11 of the M23 are also within easy reach.





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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.