



## Howlands Court, Commonwealth Drive, Three Bridges

Guide Price £240,000 - £250,000

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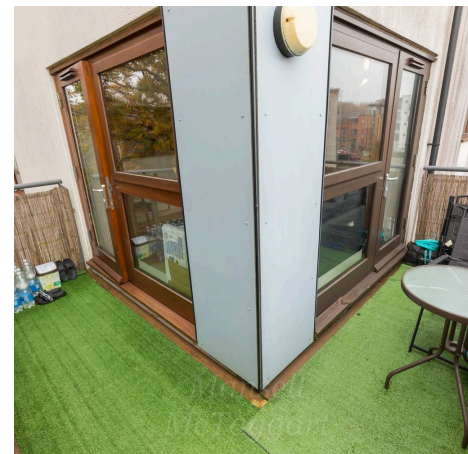
## Howlands Court, Commonwealth Drive, Three Bridges

Council Tax Band 'C' and EPC 'C'

- Prime location within close proximity of both Crawley town centre and Three Bridges station
- Ideal first-time purchase
- Second floor apartment with lift to all floors
- Two bedrooms
- En-suite shower room and guest bathroom
- South facing 'wrap around' balcony from the living room
- Underground parking space and one visitor permit

A wonderful opportunity to purchase a second floor, two-bedroom, two bathroom apartment, located on the popular Commonwealth Drive development benefiting from secure underground parking and a south facing wrap around balcony.

The building is accessed via a secure telephone entry system with stairs and lift access to all floors. Upon entry to the apartment, you are greeted with a larger than average hallway with two useful storage cupboards and access to all rooms. The living room is to the rear and has a southerly aspect, allowing natural light to flow through the room and has the benefit of two separate doors providing access onto the balcony. There is ample space for living room furniture as well as a designated area suitable for a small dining table and chairs. The kitchen is largely open to the living room and is equipped with a range of wall and base units incorporating cupboards and drawers with work surfaces over. There is an integrated electric oven with ceramic hob and extractor hood over, space and plumbing for a washing machine and dishwasher and space for a free-standing fridge freezer.





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The main bedroom is of a generous size with an en-suite shower room comprising a shower cubicle, wash hand basin and low level WC. Bedroom two is a large single room. Finally, the family bathroom is fitted in a white suite comprising a panel enclosed bath with shower unit over and glass shower screen, wash hand basin and low level WC.

Outside, the development offers plenty of communal gardens, which are well maintained and available for use by the residents as well as a couple of shops including a Tesco express for your daily needs. This particular apartment comes with a designated underground parking space as well as a parking permit for one of the permit bays.

### Lease Details

Length of Lease: 109 years remaining as of 2024

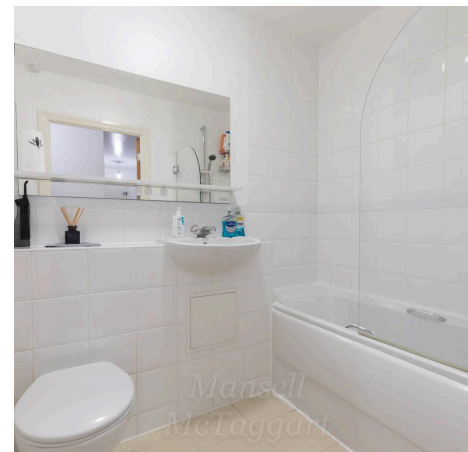
Annual Service Charge – £2,791

Service Charge Review Period – April

Annual Ground Rent – £250

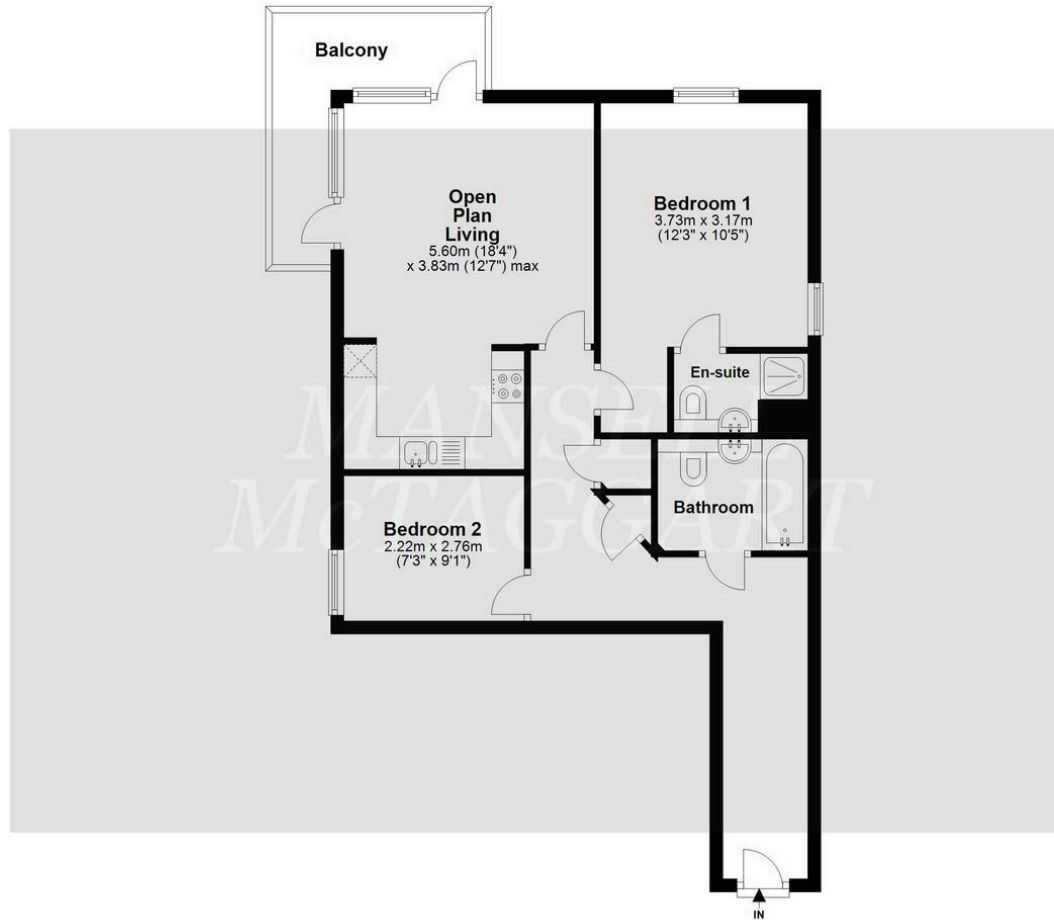
Ground Rent Review Period – April

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



## Second Floor

Approx. 61.4 sq. metres (660.5 sq. feet)



Total area: approx. 61.4 sq. metres (660.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

## Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

[crawley@mansellmctaggart.co.uk](mailto:crawley@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/crawley/](http://www.mansellmctaggart.co.uk/branch/crawley/)

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