



Tomlin Court, Commonwealth Drive, Three Bridges
£170,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





- Popular Commonwealth Drive development, close to Three Bridges station
- Top floor flat
- In need of refurbishment
- One bathroom
- Open plan living and kitchen area
- Council Tax Band 'C' & EPC 'B'

A fantastic opportunity to buy a two bedroom top floor flat located in the popular Commonwealth Drive development close to Three Bridges station and town centre. The property does require internal refurbishment and is offered with no onward chain.

Entry into the building is via a secure intercom service with stairs leading to all floors.

Upon entering the flat, there is an entrance hallway offering access to all rooms, as well as two useful storage cupboards and a window overlooking the front aspect.

The open plan living and kitchen area overlooks the communal gardens to rear and offers space for a pleasant seating area along with room for a dining table and chairs. The kitchen is fitted with wall and base units and some integrated appliances with further space for other white goods.





There are two bedrooms, one overlooking the front aspect and the larger room to the rear.

Finally, the bathroom is fitted in a white suite comprising of a bath with shower unit over, low level WC, wash hand basin and extractor fan.

Lease Details

Length of Lease: 125 years from 01/10/2009

Service Charge – £192.92 per month

Service Charge Review Period – April

Annual Ground Rent – Peppercorn

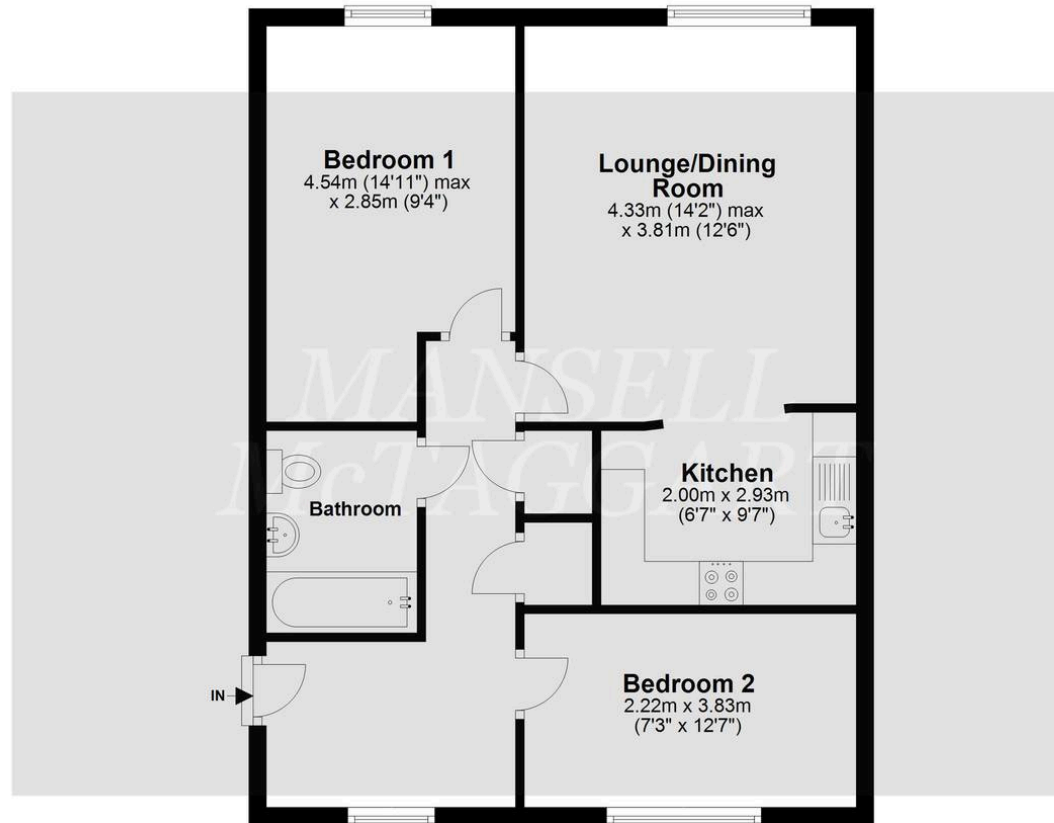
Lease details have been provided by the Vendor.

This information should be confirmed by your solicitor



Top Floor

Approx. 60.8 sq. metres (654.0 sq. feet)



Total area: approx. 60.8 sq. metres (654.0 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

www.mansellmctaggart.co.uk/branch/crawley/

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.