



Barn Close, Pound Hill

£300,000

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Barn Close, Pound Hill

- Ground floor flat
- Two double bedrooms
- Living room with double doors to the patio
- Main bedroom with en-suite
- Easy access to Gatwick Airport and M23
- Walking distance to Three Bridges train station
- NO ONWARD CHAIN
- Council Tax Band 'C' and EPC 'C'

We are delighted to present this extremely well-maintained and generously proportioned two double bedroom ground floor flat, nestled in the highly coveted area of Worth. Boasting a prime location within walking distance of Three Bridges mainline train station and with convenient access to the M23, this property offers a host of desirable amenities guaranteed to enhance modern living.

Upon arrival, you are greeted with a secure entry phone system providing peace of mind, leading to a welcoming communal entrance hall with stairs and lift access to all floors. Stepping inside, the "L" shaped entrance hall sets the tone for the rest of the property. Storage cupboards and doors to all rooms create a seamless flow throughout.

The spacious living room is a highlight of the property, complemented by double French doors opening onto an outdoor patio and flooding the room with natural light.





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A well-appointed kitchen seamlessly connects with a dining area, creating an ideal space for entertaining or unwinding after a long day.

The kitchen has a gas hob, a range of integrated appliances including fridge/freezer, dishwasher, washing machine, and oven.

The accommodation includes a bright and airy main bedroom complete with fitted wardrobes and an en-suite shower room for added convenience, while the second double bedroom also offers fitted wardrobes.

The property is rounded off with a bathroom featuring floor and wall tiles, as well as a bath with a sleek glass shower screen.

Externally, the property benefits from well-maintained communal gardens and allocated parking.

Lease Details

Length of Lease: 125 years from 1 January 2008

Annual Service Charge – £2,500

Service Charge Review Period – January – December

Annual Ground Rent – £354

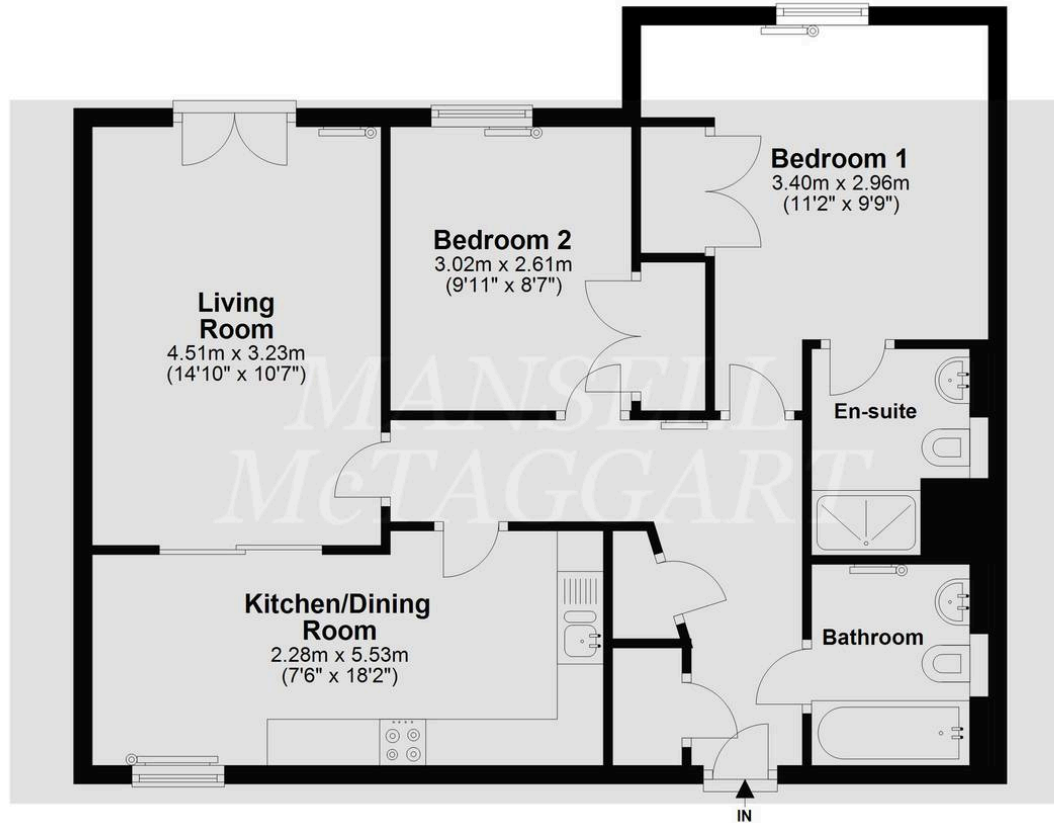
Ground Rent Review Period – March

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



Ground Floor

Approx. 71.0 sq. metres (764.7 sq. feet)



Total area: approx. 71.0 sq. metres (764.7 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.

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