



Jacobs Court, Worth Park Avenue, Pound Hill

Guide Price £260,000 - £270,000

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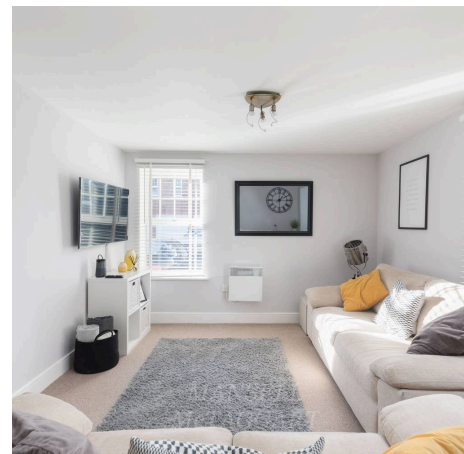


Jacobs Court, Worth Park Avenue, Pound Hill

- Ground floor flat
- Two double bedrooms
- Walking distance to Three Bridges train station
- Ideal for first time buyers
- Spacious living throughout
- Main bedroom with en-suite shower room
- Allocated parking space
- Situated within a private gated development
- NO ONWARD CHAIN
- Council Tax Band 'C' and EPC 'D'

A well-presented and spacious, two double bedroom ground floor flat tucked away at the back of a private gated development, this property is an ideal choice for both first-time buyers and downsizers seeking a convenient and comfortable living space. Boasting easy access to Three Bridges station, this property offers the perfect blend of peaceful living within close proximity to essential amenities and transportation links. Upon entering the property through the secure entry phone system, you are welcomed by a spacious entrance hall that leads to all rooms, including a practical storage cupboard for your convenience.

At the heart of the home lies a bright and airy double aspect living/dining/kitchen area, flooded with natural light from an abundance of windows. The fitted kitchen features a selection of wall and base units, providing ample storage space, along with room for a freestanding fridge/freezer and plumbing for a washing machine. Integrated appliances include an electric oven, hob, and extractor hood.



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The main bedroom offers a generously sized double room with space for wardrobes and a handy en-suite shower room, while a second double bedroom serves as a versatile space that could be utilised as a guest bedroom or home office. Completing the accommodation is a well-appointed main bathroom featuring a bath with mixer taps and handheld shower.

Externally, the development features attractive communal gardens and a designated parking space for your vehicle. Furthermore, the property offers the convenience of direct bus links to Gatwick Airport, making travel effortless. This property is offered with no onward chain, ensuring a smooth transition for the new owner.

Lease Details

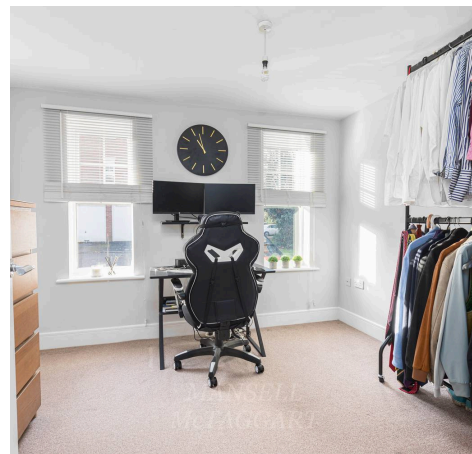
Length of Lease: 155 years from 1 November 2003

Annual Service Charge – £1,902

Service Charge Review Period – July – June

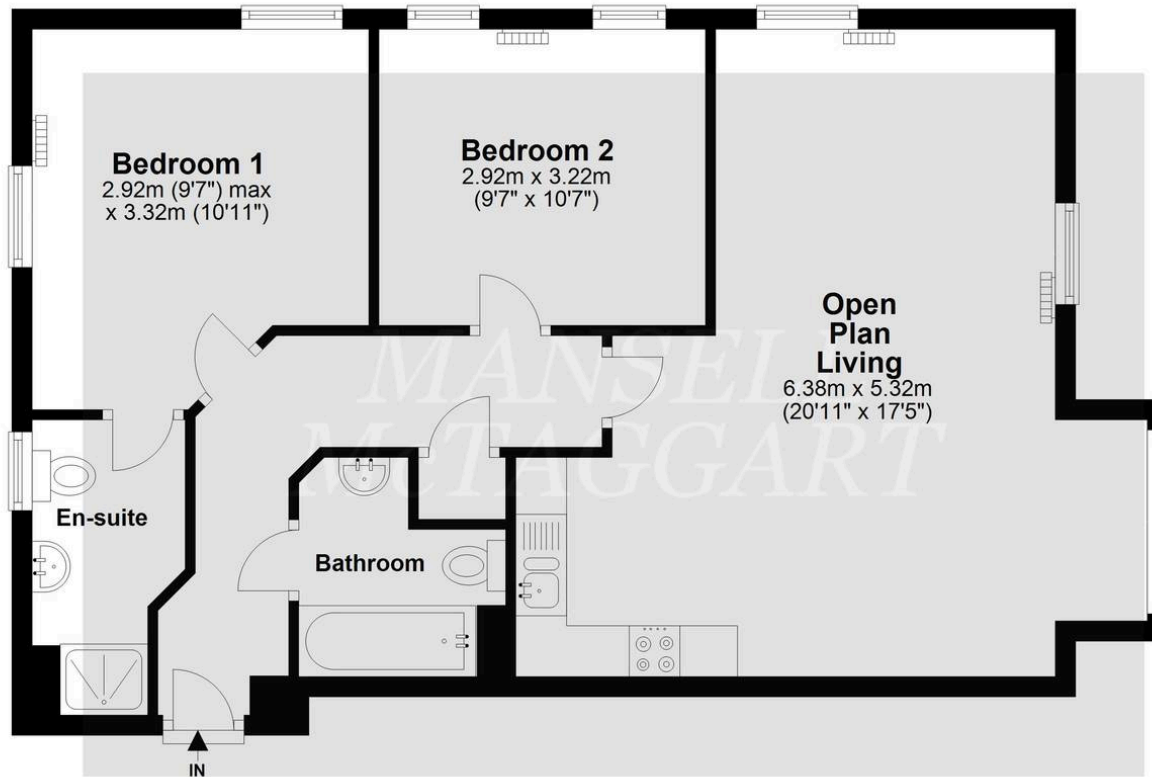
Annual Ground Rent – £240

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



Ground Floor

Approx. 67.1 sq. metres (722.6 sq. feet)



Total area: approx. 67.1 sq. metres (722.6 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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