



Apex Apts, West Green Drive, West Green

Offers in Region of £300,000

**MANSELL
McTAGGART**
— Trusted since 1947 —



Apex Apartments, West Green Drive

- First floor apartment
- Two double bedrooms
- Town centre location
- Secure entry system to building
- Well presented and spacious throughout
- Fitted kitchen with integrated appliances
- En-suite and fitted wardrobes to main bedroom
- Allocated parking space
- South west facing balcony with views over communal grounds
- Council Tax Band 'C' and EPC 'B'

A well presented and spacious, two double bedroom first floor apartment offers a fantastic opportunity for first time buyers or those looking to downsize without compromising on style or space. Located in Crawley town centre and situated within Apex Apartments, this modern development was completed in 2018. This immaculate property boasts a range of desirable features, including a south west facing balcony and allocated parking.

Accessed via secure entry phone systems with stairs and lift access to all floors, this particular apartment can be found on the first floor.

Upon entering the apartment, a hallway leads to all rooms, complemented by a useful double storage cupboard currently housing the washing machine. To the right, the open plan living/kitchen area provides a bright and spacious environment for relaxation and entertainment. The living room offers ample space for seating arrangements and additional furniture, with double French doors leading out to the balcony.



Apex Apartments, West Green Drive

The kitchen is designed with functionality in mind, offering a generous amount of storage space within the fitted wall and base units and worktops. Integrated appliances including an electric oven, ceramic hob with extractor hood over, fridge/freezer and dishwasher. Both double bedrooms overlook the communal gardens. The main bedroom benefits from a double fitted wardrobe and an en-suite shower room, showcasing a modern double walk-in shower and tasteful part tiled walls. A second double bedroom offers versatility for various living arrangements or could serve as a home office or guest room. Completing the property is a modern bathroom finished with bath and shower over, glass shower screen and tiled walls. The property boasts a well-maintained communal garden wrapping around the building. In addition, allocated underground parking ensures convenient and secure parking facilities for residents and visitors. Overall, this property effortlessly combines comfort, convenience, and modern living, making it a perfect choice for those seeking a stylish and practical living space in a central location. Book your viewing today and seize the opportunity to call this impressive apartment your new home.

Lease Details:

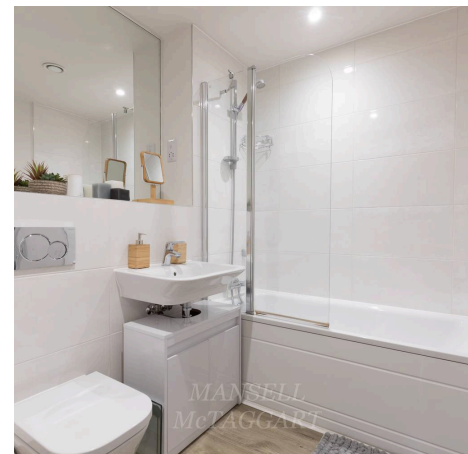
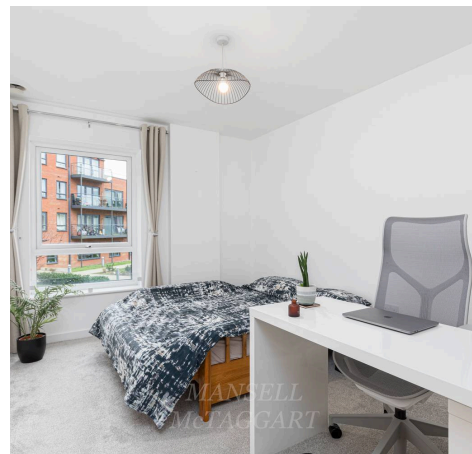
Length of Lease: 242 years remaining

Annual Service Charge – £2234.00

Service Charge Review Period - Reviewed annually and paid bi-annually.

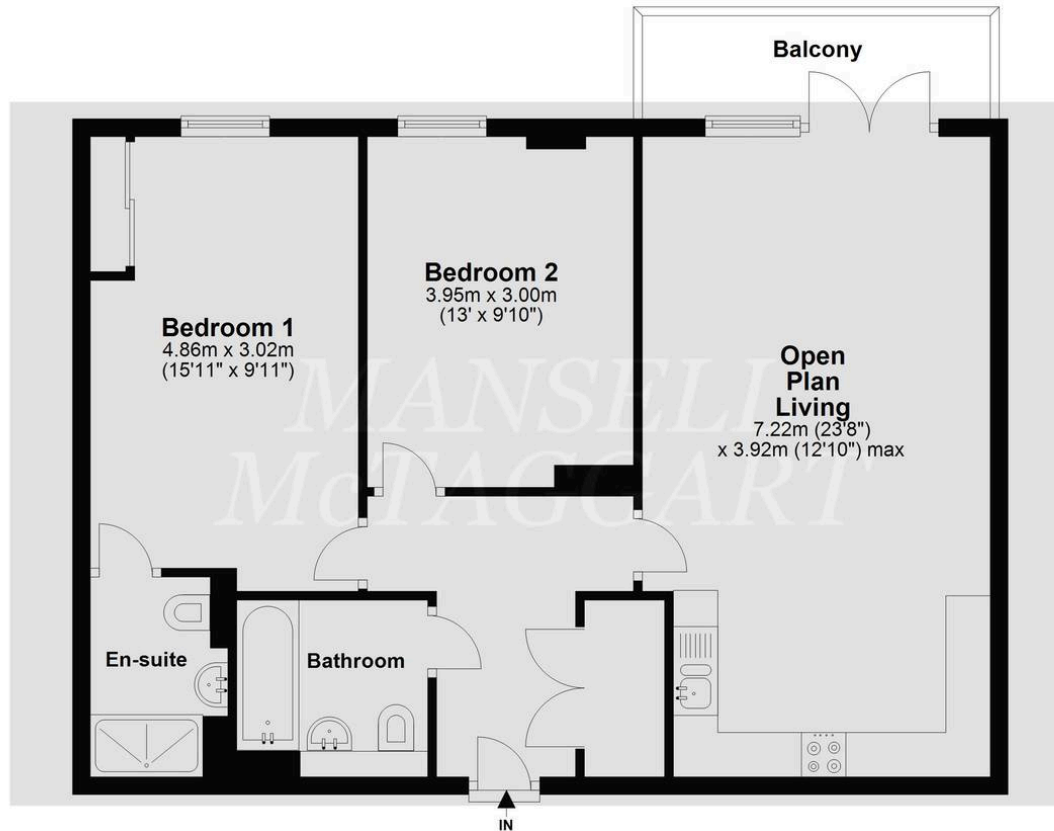
Annual Ground Rent - £250.00

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



First Floor

Approx. 73.1 sq. metres (787.3 sq. feet)



Total area: approx. 73.1 sq. metres (787.3 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.