



## The Copse, Gales Drive, Three Bridges

In Excess of £260,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —







- NO CHAIN
- First floor flat
- Two double bedrooms
- Walking distance to Three Bridges train station
- Spacious living throughout
- Main bedroom with en-suite shower room
- Allocated parking space
- Council Tax Band 'C' and EPC 'B'

This two double bedroom, first floor flat is presented to the market with NO ONWARD CHAIN benefits from plenty built in storage, a Juliet balcony and allocated parking.

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 front of the flat is the bright and airy living/dining/kitchen area, flooded with natural light from an abundance of windows and double doors opening to the Juliet balcony.

The fitted kitchen features a selection of wall and base units, providing ample storage space, along with room for a freestanding fridge/freezer and extractor over hob.

To the other side of the flat, the main bedroom offers a generously sized double room with built in wardrobes and an en-suite shower room, while the second double bedroom serves as a versatile space that could be utilised as a guest bedroom or home office. Both these rooms overlook the communal gardens.







Completing the accommodation is a well-appointed main bathroom featuring a bath with mixer taps and shower unit, low level w/c and sink hand basin.

Externally, the development features attractive communal gardens that wrap the entire block of flats and comes with an allocated parking space alongside further visitor parking.

The property offers the convenience of direct bus links to Gatwick Airport and is within walking distance from Three Bridges train station and other amenities.

#### **Lease Details**

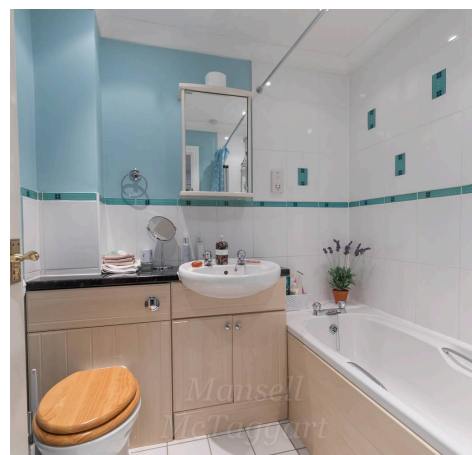
Length of Lease: 125 years from 29th September 2004

Annual Service Charge – £1,800

Service Charge Review Period – January

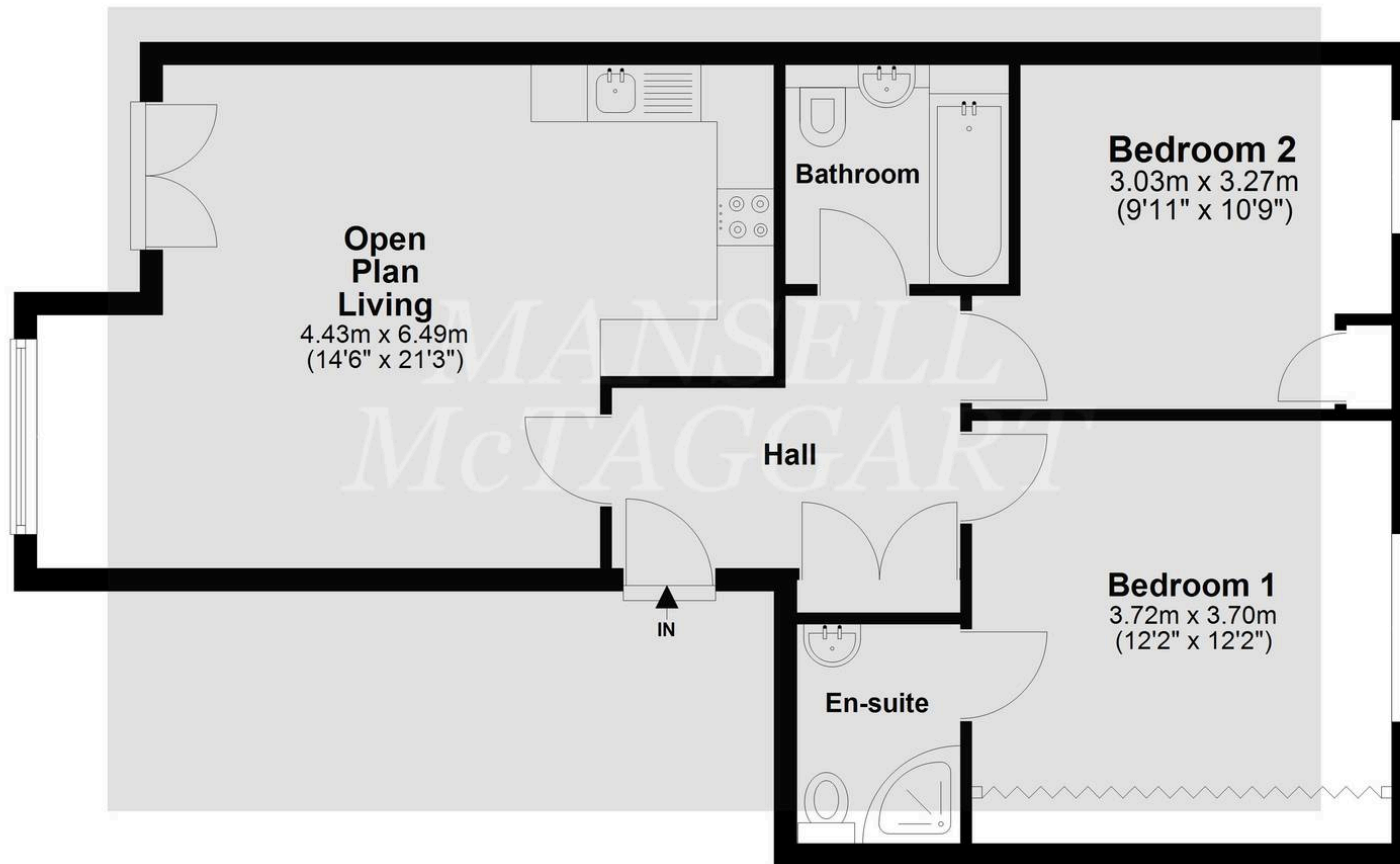
Annual Ground Rent – £150

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



## First Floor

Approx. 63.1 sq. metres (678.8 sq. feet)



Total area: approx. 63.1 sq. metres (678.8 sq. feet)

## Mansell McTaggart Crawley

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