



## Marlow Court, London Road, Northgate

Guide Price £265,000 – £275,000

**MANSELL  
McTAGGART**  
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## Marlow Court, London Road, Northgate

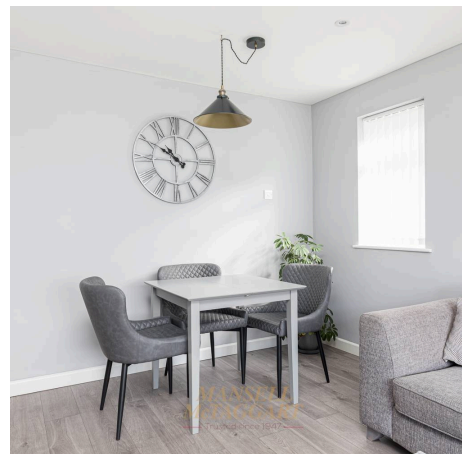
- NO CHAIN
- Two double bedrooms
- Ground floor maisonette
- En-suite to master
- Permit parking
- Well maintained communal grounds
- Council Tax Band 'C' and EPC 'C'

A well presented two double bedroom ground floor maisonette in the popular residential area of Northgate. The property is within walking distance of Crawley town centre, Crawley mainline railway station, excellent local schools and popular local amenities.

Upon entering the property via a private front door, you are greeted with a spacious hallway where you have plenty of space for shoes and coats and access to all rooms. On your right is the living room, which is of very generous proportions, here you have plenty of space for multiple large family sofas, dining table and several freestanding units. The room is completed with a window to front, hardwood flooring under foot alongside a fitted 'media wall'.

On the other side of the hallway, you also have bedroom two which is a well-proportioned bedroom with space for a double bed and fitted wardrobes.

Continuing down the hall, you have a large storage cupboard and access to the bathroom which comprises of a full length panelled bath with shower unit over, low level WC, wash hand basin, heated towel rail and extractor fan.



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Bedroom one is towards the rear of the property and is another good-sized room, with space for a large double bed, freestanding furniture and window to rear overlooking the communal gardens. The room has a built-in storage cupboard upon entry and has also been fitted with further built in wardrobes. The master bedroom has an en-suite, rare to find within Marlow Court.

The kitchen has a range of contemporary wall and base units with roll top work surfaces over, gas hob, sink unit and space for white goods. Here you also have window and patio door to rear.

Outside the property to the rear, you have well maintained communal gardens. To the front you have plenty of permit parking available for occupants and visitors alike.

### Lease Details

Length of Lease: 999 years 1 January 1962

Annual Service Charge – £1,200

Service Charge Review Period – April

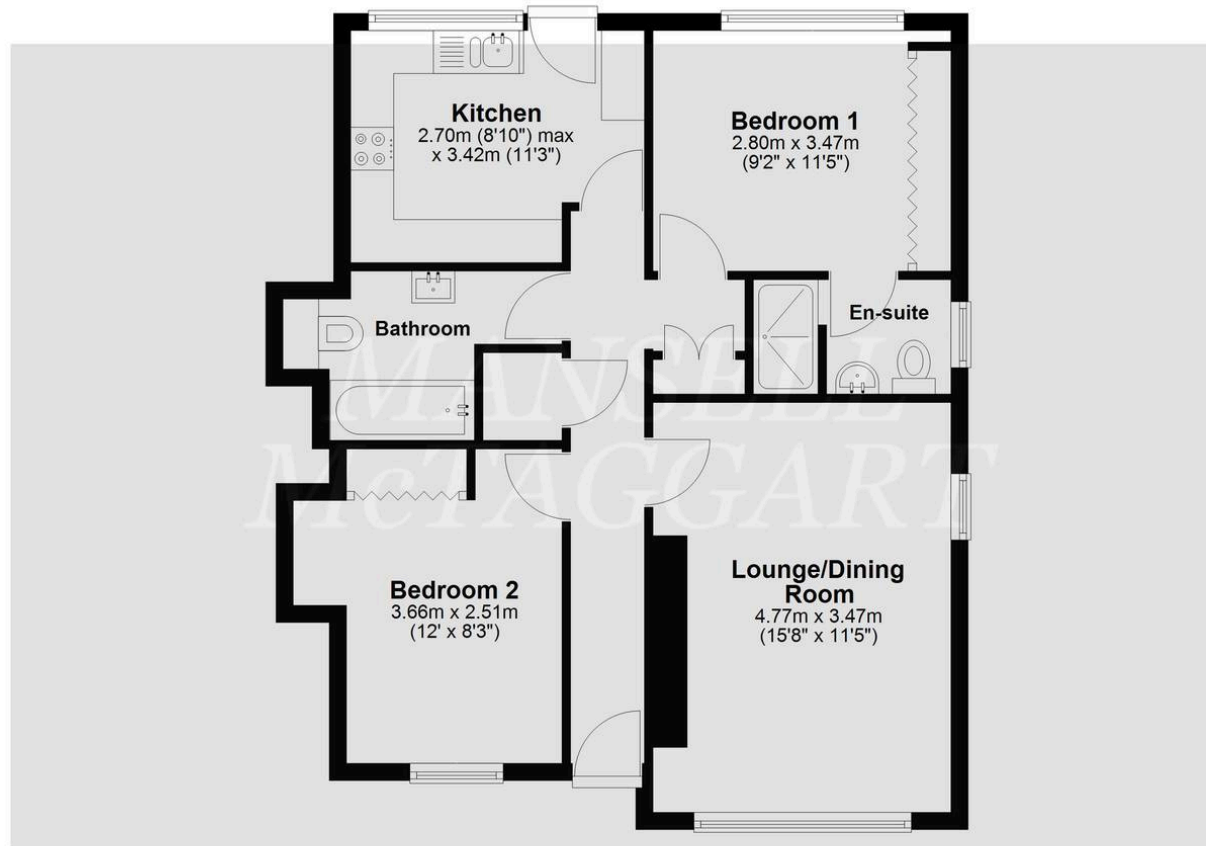
Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.





## Ground Floor

Approx. 63.4 sq. metres (682.4 sq. feet)



Total area: approx. 63.4 sq. metres (682.4 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 buyer.  
Plan produced using PlanUp.

## Mansell McTaggart Crawley

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