



McTAGGART

Trusted since 1947

Foundry House, West Green Drive, West Green  
£240,000

MANSELL  
McTAGGART  
Trusted since 1947





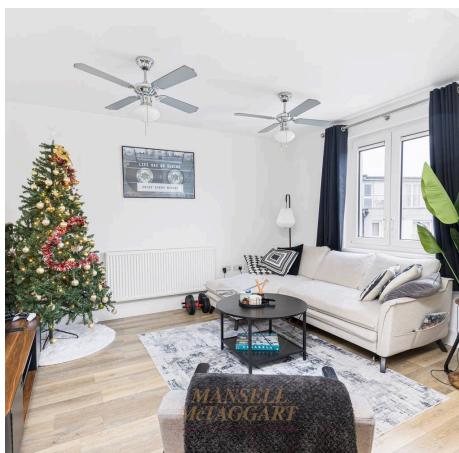
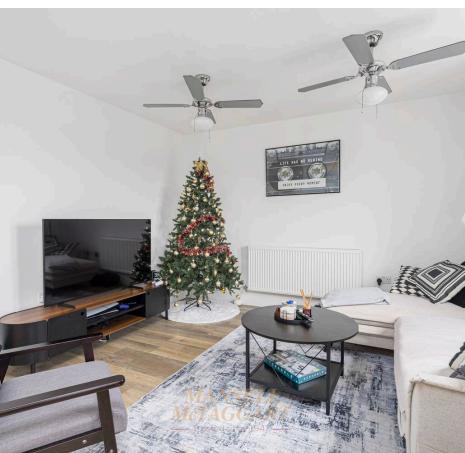
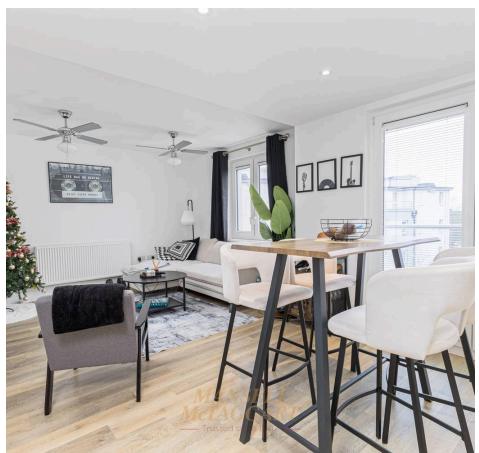
- NO ONWARD CHAIN
- Fourth floor apartment
- 2 double bedrooms
- Juliet balcony
- Allocated parking space
- Walking distance from town centre
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'B'

A well-presented two-bedroom top floor apartment built by Fabrica in 2016. Situated within a short walk of Crawley town centre and Crawley train station.

Entering the communal entrance door there is a camera phone entry system providing great security for the residence. There is a lift to all floors as well as stair access.

Entering the apartment, you are greeted with a private entrance hall, large storage cupboards, additional storage cupboard and security com handset.

The open plan kitchen/living room is to the rear of the property. The kitchen is fitted with a range of wall and base units, sink unit, roll top work surfaces, integrated gas hob with cooker hood over, integrated electric oven, integrated fridge/freezer, dishwasher and washing machine. The dinning/living space sits opposite and provides space for multiple sofas, free standing furniture and dining room tables.





The bathroom is fitted in a white suite comprising of a bath with contemporary style mixer tap and shower attachment, wash hand basin and low-level WC.

The master bedroom is a great size room with ample space for a double bed and also benefits from built-in wardrobes. Bedroom two is a good-sized single bedroom, currently small double bed.

Outside there is allocated parking for one.

#### **Lease Details**

Length of Lease: 116 years remaining (2025)

Annual Service Charge – £3,134

Service Charge Review Period – April

Annual Ground Rent – £300

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



## Fourth Floor

Approx. 60.5 sq. metres (651.1 sq. feet)



Total area: approx. 60.5 sq. metres (651.1 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.

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