



Laker Court, Gales Drive

Guide price: £100,000 - £110,000

Three Bridges, Crawley, West Sussex, RH10 1QB

Property Features

- One bedroom retirement apartment
- Second floor (with lift access)
- Spacious lounge/diner
- Fitted kitchen
- Refitted shower room
- 15'6 x 7'10 bedroom with built in wardrobe
- 24 care line service
- Guest suite and resident's lounge
- Communal gardens & parking
- On site development manager

Full Description

A well presented and generously sized one bedroom second floor retirement apartment situated in the highly sought after Laker Court development in Three Bridges which was constructed by Mssrs McCarthy & Stone.

Laker Court is ideally situated within 0.3 miles from Three Bridges Train Station, where there are fast frequency links to the city in under an hour. The property is situated within 3 miles of Gatwick International Airport and is close to Tesco supermarket. For those who enjoy walking Tilgate Park is nearby, and there are some great country public houses close-by. There is also the excellent Fastway bus service in the immediate vicinity which offers regular links to a variety of popular destinations including Crawley's town centre.

The property is set in delightful and well tended grounds which are available for use by resident's and their guests. Access is granted by a secure entry phone system which rings through to the flat and/or to the House Manager who assists this development. Upon entry to the building you are greeted by delightful communal areas including a resident's lounge.

A lift (and stairs) runs to all floors including the second where this apartment is located. Upon entry into the property the private entrance door opens into a spacious hallway. To the right there is a large cupboard, providing valuable storage space. Straight ahead is the shower room which has been recently refitted and comprises a large walk in shower, close-coupled WC and wash hand basin in a vanity unity with storage under. To the left is a spacious bedroom which benefits from fitted double wardrobes and delightful views across the local area.



The living/dining room is 13'8 x 11'7 and provides ample space for both relaxing and dining. A particularly nice feature is the large window that flood the room with natural light and enjoys the same fantastic view as the bedroom. There is also a fireplace with feature surround which provides a focal point for the room.

Double doors open into the kitchen which has been fitted with a range of base and eye level units. A window further enjoys views across the local area and there is space for a range of appliances.

The development offers a host at facilities including a guest suite and the previously mentioned resident's lounge. There is also delightful communal gardens that wrap around the development on site parking for use by residents and their guests.

The property is linked to a 24 hour 'Appello' call system, is fully double glazed and has electric heating. It is a condition of purchase that residents are over the age of 60 years, or in the event of a couple, one must be over the age of 55 years and the other over 60 years.

For further details and/or to arrange a viewing of this property which is offered with no onward chain please call Greenaway Residential Estate Agents on 01293 561188 or visit www.greenawayresidential.com.

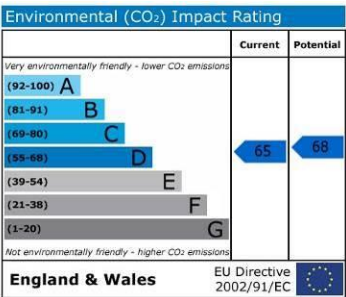
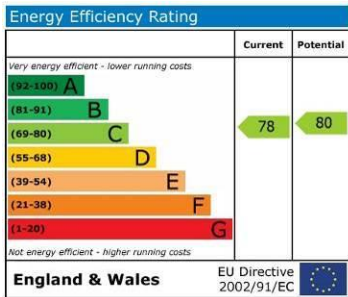
LOUNGE/DINER 13' 8" x 11' 7" (4.17 m x 3.53m) max

KITCHEN 8' 9" x 7' 7" (2.67 m x 2.31 m)

BEDROOM 15' 6" x 7' 10" (4.72 m x 2.39m) plus wardrobe space & door recess

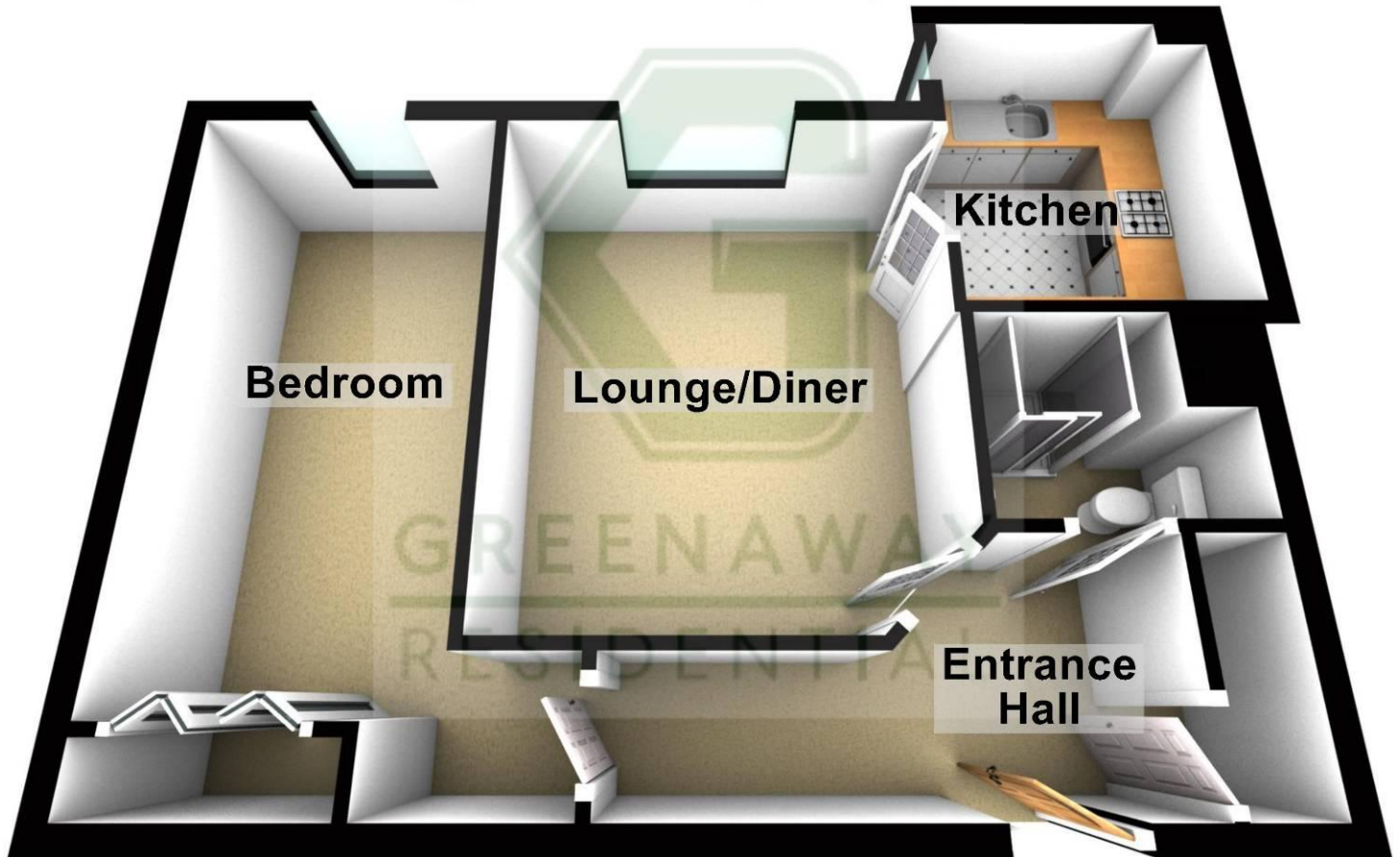
DIRECTIONS

From Three Bridges railway station proceed along the A2220 (towards town centre). At the traffic lights turn right onto Three Bridges Road. Follow the road around and take the third right onto North Road. Take the first left onto Gales Drive and the entrance to the property will be found on the left hand side.



Second Floor

Approx. 46.2 sq. metres (497.1 sq. feet)



Total area: approx. 46.2 sq. metres (497.1 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements