



Page Court, Commonwealth Drive, Three Bridges  
£225,000

**MANSELL  
McTAGGART**  
Trusted since 1947







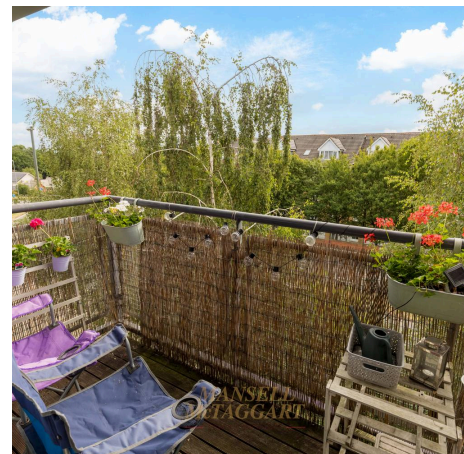
- Located on the popular Commonwealth Drive development, close to Three Bridges station and town centre
- Upper level apartment with lift access to all floors
- Open plan living/dining/kitchen area
- Two double bedrooms
- En-suite shower room and guest bathroom
- Balcony accessible from the living room
- Parking permit for any 'PP' bays
- Council Tax Band 'C' and EPC 'tbc'

A well presented two bedroom, two bathroom fourth floor apartment located in the popular Commonwealth Drive with lift access to all floors. Further benefits include a parking permit for any bays labelled 'PP' and a balcony accessible from the living area.

A secure entry phone system allows access into Page Court, where there are stairs and lifts to all floors.

Upon entry into the flat there is an entrance hallway with two useful storage cupboards (one of which is an airing cupboard) and access to all rooms.

The open plan living/dining and kitchen area is symbolic with these apartments and allows for free flowing, sociable, bright and airy living accommodation. There is ample room for living room furniture as well as a small dining table and chairs. Accessible from this area is a balcony with sliding doors, perfect to get some fresh air or enjoy a drink in the evening.







The kitchen is fitted with a range of wall and base units consisting of cupboards and drawers with some integrated appliances and an extractor fan.

Both the bedrooms are double rooms, with the principal bedroom also benefitting from two windows and an en-suite shower room, which is fitted in a white suite comprising of a shower cubicle, low level WC and wash hand basin.

Completing the accommodation is a guest bathroom, again fitted in an attractive white suite comprising of a panelled bath with shower unit over and glass shower screen, low level WC, wash hand basin and extractor fan.

Externally, there is plenty of seating areas and greenery to enjoy the communal grounds as well as a local Tesco Express for your daily needs.

#### **Lease Details**

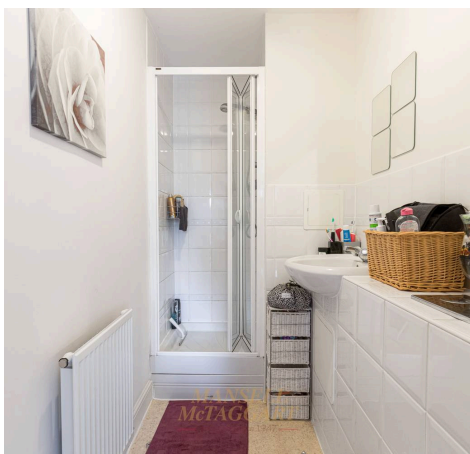
Length of Lease: 125 years from 24 June 2007

Annual Service Charge – £3008.64

Service Charge Review Period – April

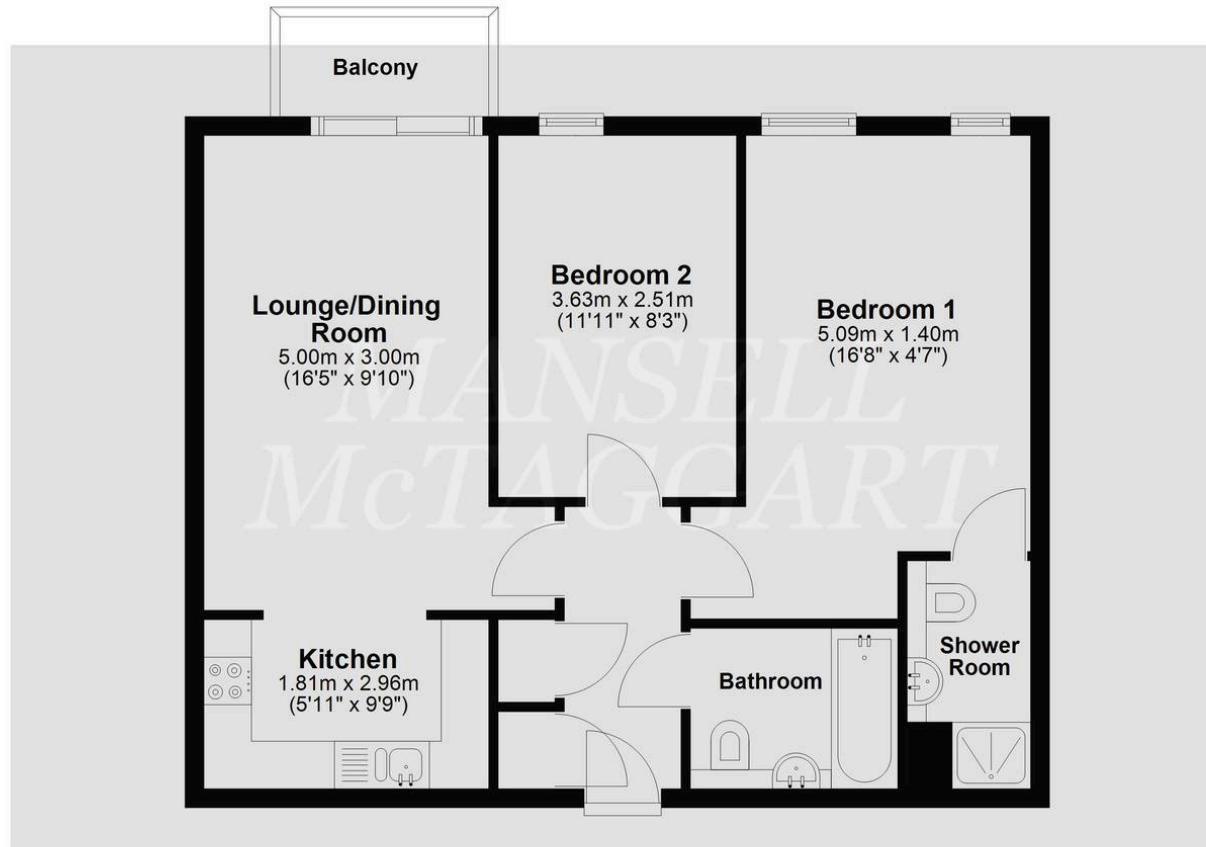
Annual Ground Rent – £250

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



## Fourth Floor

Approx. 59.9 sq. metres (644.3 sq. feet)



Total area: approx. 59.9 sq. metres (644.3 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 buyer. Plan produced using PlanUp.

## Mansell McTaggart Crawley

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