



Coburn House, Trafalgar Gardens, Three Bridges

Offers Over £250,000

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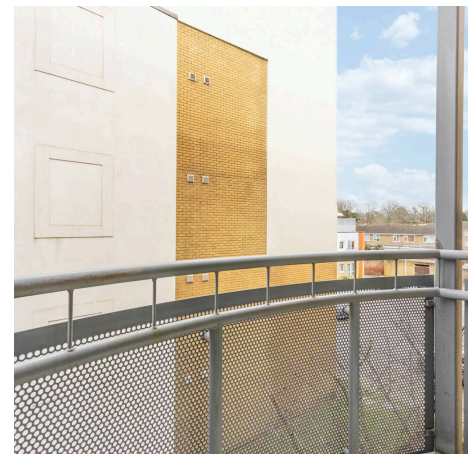
- Modern apartment within a gated development
- 'Stone's throw' to Three Bridges station
- Second floor with lift access
- Two double bedrooms, one with en-suite
- Spacious open plan living accommodation and balcony
- Allocated parking space
- Internal viewings highly advised
- Council Tax Band 'C' and EPC 'C'

A superbly presented and larger than average (878 sq. ft.) two double bedroom second floor apartment, located within a highly desirable gated development, just a 'stone's throw' away from Three Bridges station perfect for first time buyers or buy to let investors alike.

Secure communal entrance doors allow access to the building with stairs and lift access to all floors.

Upon entry to the apartment, you are greeted by a spacious hallway with a useful storage cupboard and Amtico flooring. Toward the end of the hallway is a particularly sizable dual aspect open plan living/dining and kitchen area with the added advantage of patio doors opening out onto a private balcony for some desired outside space.

This area is extremely bright and offers a vast amount of living space and has ample space for both living room furniture as well as a dining table and chairs.



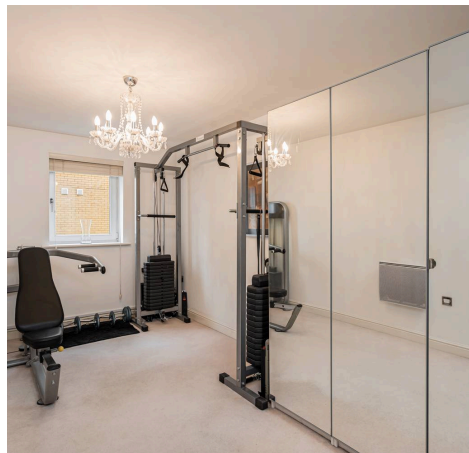


The attractive kitchen is fitted with a wide range of wall and base units with workspace over and under counter lighting with integrated appliances including an electric oven with hob and extractor hood above, fridge/freezer, washer/dryer and dishwasher.

The two bedrooms are both double rooms with the principle bedroom being of a particularly generous size boasting a built in double wardrobe and an en-suite shower room, comprising a shower cubicle, low level WC and wash hand basin.

Finally, the family bathroom has been re-fitted in a stunning white suite with panelled P-shaped bath with rain-head style shower unit above, glass shower screen, low level WC and pedestal wash hand basin finished with Amtico flooring and partly tiled walls.

Outside, the development has a gated entrance with ample parking for visitors and a specifically allocated parking space for this particular apartment.



Lease Details

Lease = 200 years from 2005 | 180 years remaining

Ground Rent = £218.60 per annum

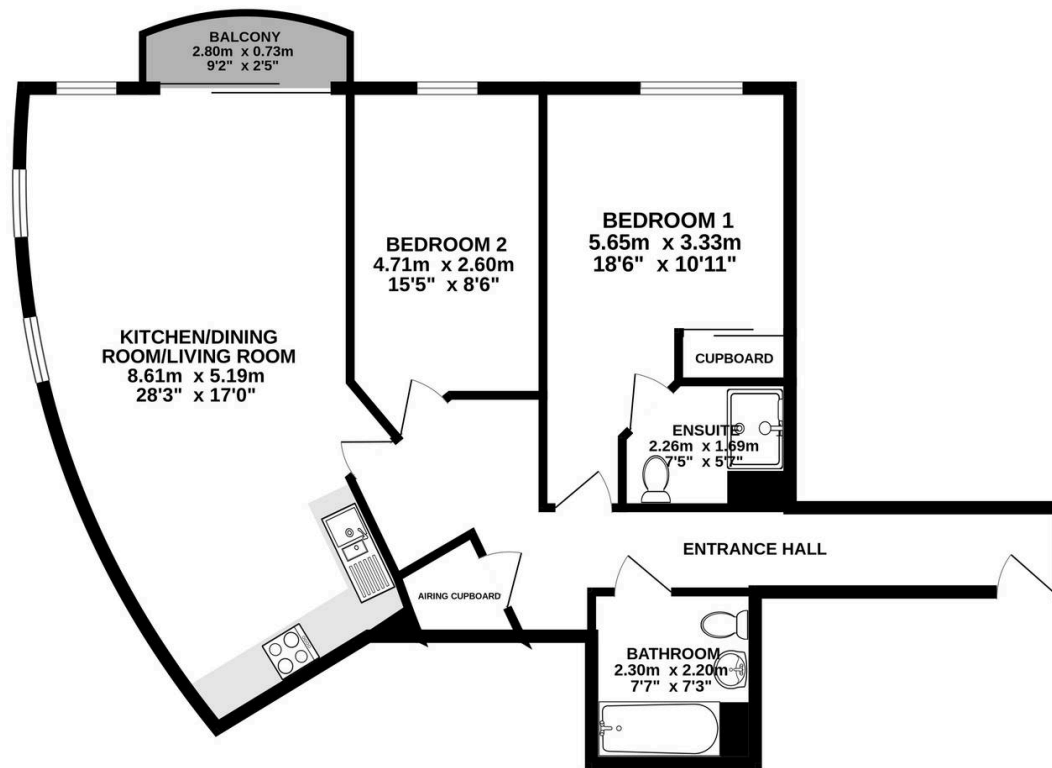
Ground Rent Review Period – Next review April 2026

Service Charges = £3,885.26 per annum

Service Charge Review Period – Next review April 2026

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

GROUND FLOOR
81.5 sq.m. (878 sq.ft.) approx.



TOTAL FLOOR AREA: 81.5 sq.m. (878 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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