



## Rambling Court, Commonwealth Drive, Three Bridges

In Excess of £190,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —







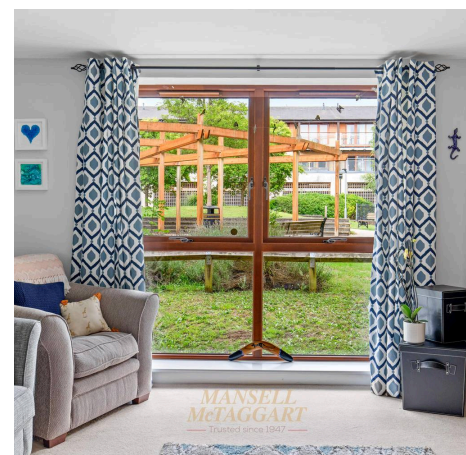
- Ground floor flat
- Popular Commonwealth Drive development
- Short distance to both Three Bridges station and Crawley town centre
- Large double bedroom
- Overlooks communal grounds
- Allocated permit parking with visitor permit
- Council Tax Band 'B' and EPC 'C'

A bright and well-proportioned one double bedroom, ground floor flat with views overlooking the communal grounds.

The property is accessed via your own front door. Upon entering the property, you are greeted with a light entrance hallway with access to all rooms such as the master bedroom, family bathroom, lounge and two large storage cupboards.

The living/dining room is set to an open plan layout, which has space to house a dining table, chairs, as well as a large family sofa and other freestanding furniture. Additionally, from the living/dining room you have a floor to ceiling window overlooking the maintained communal grounds. An archway leads to the kitchen which offers a range of wall and base units with work surfaces over, integrated electric oven, induction hob with cooker hood over and plumbing already in place for a dishwasher.

The bedroom is a generous double room, again towards the rear of the property. Currently the bedroom is holding a large double bed paired with two bedside cabinets and a cut out in the wall provides a slot for a wardrobe.







The bathroom is fitted to a modern and contemporary design, fitted in a white suite comprising of a full-length panelled bath with shower attachment, low level WC and wash hand basin.

Outside the property you are a short walk from a local Tesco express store located on the development. The property comes with an allocated parking permit along with a visitor permit for parking on site.

### Lease Details

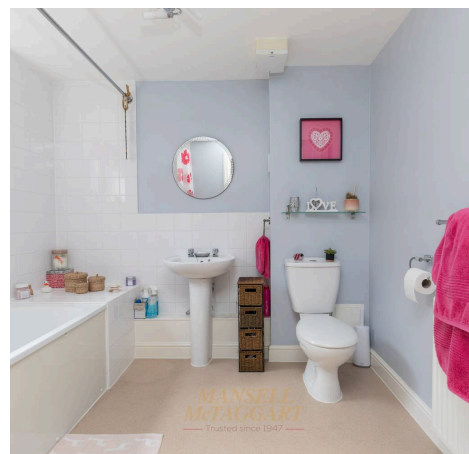
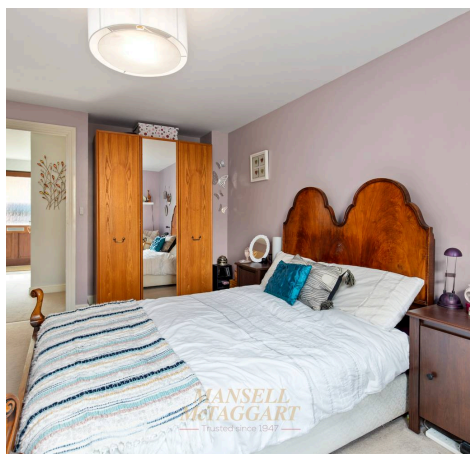
Length of Lease: 109 years left (2025)

Annual Service Charge – £2,107.67

Service Charge Review Period – April

Annual Ground Rent – None

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



## Ground Floor

Approx. 56.9 sq. metres (612.5 sq. feet)



Total area: approx. 56.9 sq. metres (612.5 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

35 The Broadway, West Sussex – RH10 1HD

01293 533333

[crawley@mansellmctaggart.co.uk](mailto:crawley@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/crawley/](http://www.mansellmctaggart.co.uk/branch/crawley/)

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