



Warren Drive, Ifield

In Excess of £250,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





- NO CHAIN
- Two double bedrooms
- Ground floor maisonette
- Direct access to private rear garden
- Gas central heating
- Walking distance from Ifield train station
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

A well-proportioned two double bedroom ground floor maisonette with its own private rear garden, situated in the popular residential area of Ifield.

The property is conveniently located close to Crawley town centre with bus and train links, schools and amenities nearby. Ifield train station is a short walk from the property.

Entering the property, a sizable hallway with doors to all rooms and storage cupboard for shoes and coats.

Upon entering on your left-hand side, both bedrooms one and two are both very good-sized, comfortably housing king size beds and any freestanding furniture you may wish.

The shower room comprises of a shower cubicle and wash hand basin with opaque window.

The living/dining room, which is a very bright and airy holds ample space for a six-person dining table, family sofa and any other freestanding furniture.





The kitchen, with a range of wall and base units, space for freestanding appliances and wall mounted boiler. From here a door leads directly into your private rear garden. The garden has a brick-built storage and side access.

There is also ample of on street parking available for visitors and occupants alike.

Lease Details

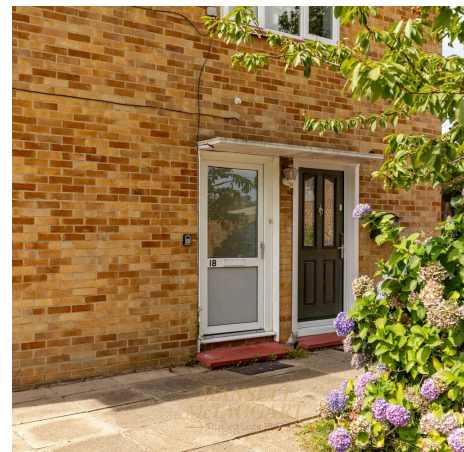
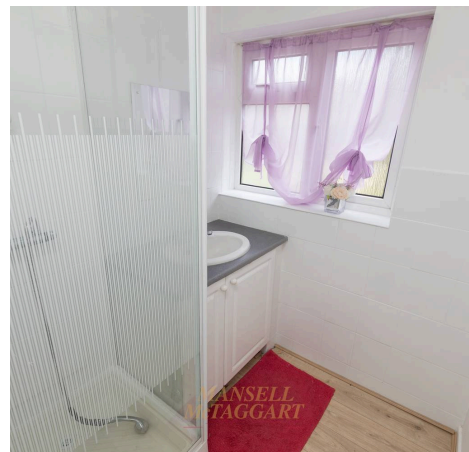
Length of Lease: 125 Years from 19 May 1982

Annual Service Charge – £547.66

Service Charge Review Period – April

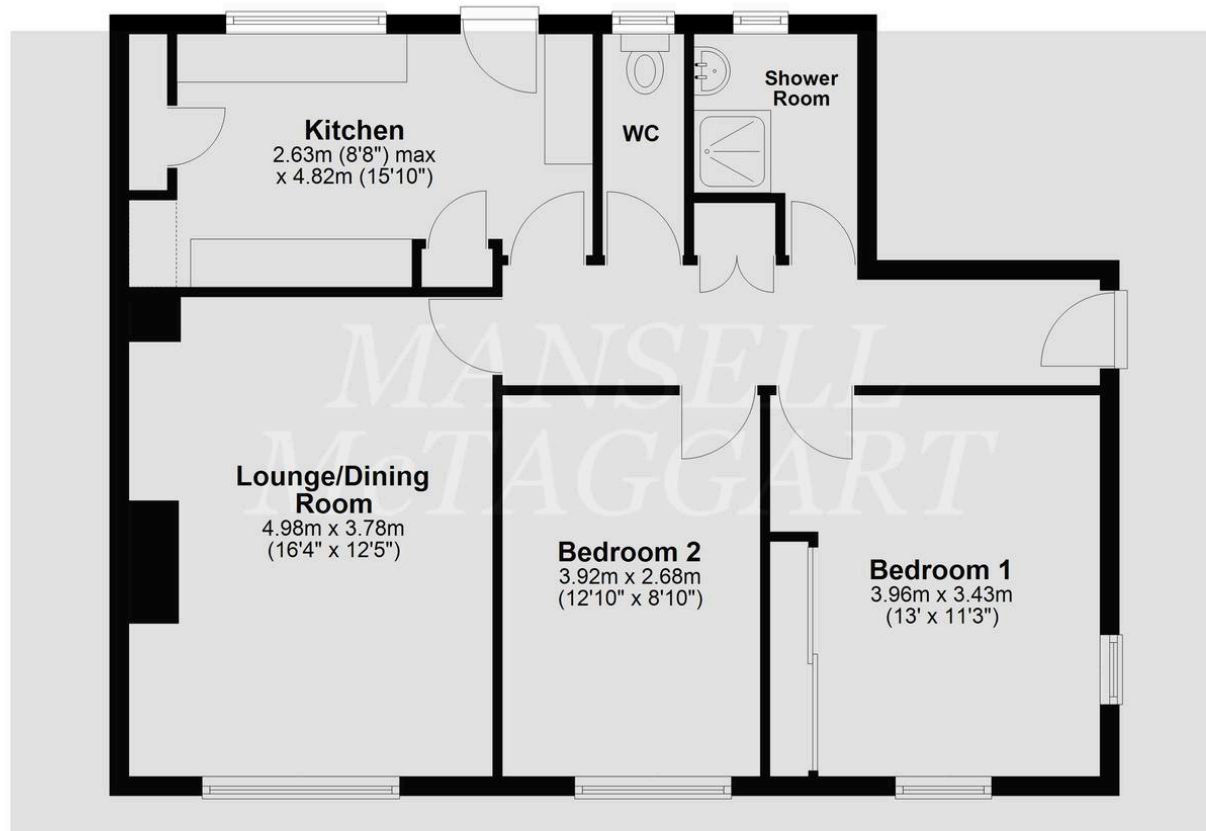
Annual Ground Rent – £10

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



Ground Floor

Approx. 71.3 sq. metres (767.2 sq. feet)



Total area: approx. 71.3 sq. metres (767.2 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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