



# Stanford Court, Maidenbower Place, Maidenbower

In Excess of £240,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —





- Ground floor flat
- Two double bedrooms
- Short walk to local amenities and Three Bridges train station
- Separate living room and kitchen
- Main bedroom with en-suite shower room
- Second bedroom with fitted wardrobe
- Refitted bathroom and en-suite
- Allocated parking space
- Short walk to bus route 100 with direct links to Gatwick Airport
- Council Tax Band 'C' and EPC 'C'

An extremely well presented and spacious, two double bedroom ground floor flat situated within the heart of Maidenbower and positioned just a stone's throw from Maidenbower shops. The property is ideally located within walking distance of Three Bridges train station and close proximity to Fastway bus route 100 with direct links to Gatwick Airport, East Surrey hospital and Redhill.

Meticulously maintained and updated by the current owners, the building is accessed via a secure entry phone system. The property briefly comprises: entrance hall with storage cupboard; fitted kitchen with a range of wall and base units, space for fridge/freezer and plumbing for washing machine, integrated appliances including eye-level oven, ceramic hob and extractor hood over; a separate double aspect living room with plenty of space for dining table and chairs; a main bedroom with plenty of space for bedroom furniture and a refitted en-suite shower room with corner shower cubicle, low level WC, wash hand basin and finished with tiled walls.





A second double bedroom with fitted wardrobes and a refitted bathroom with L-shaped bath, glass shower screen, low level WC, vanity unit and tiled walls.

Externally, the property offers an allocated parking space and plenty of visitor's spaces.

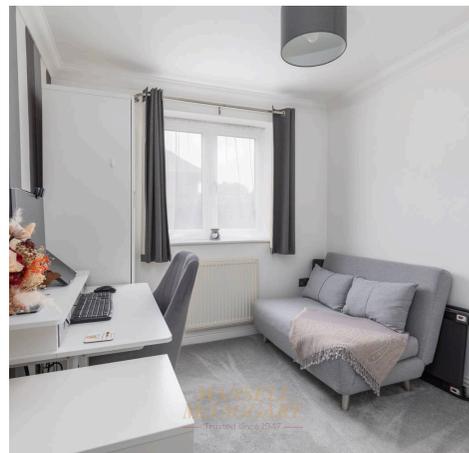
### Lease Details

Length of Lease: 189 years from 25th March 2001

Annual Service Charge – £1,800

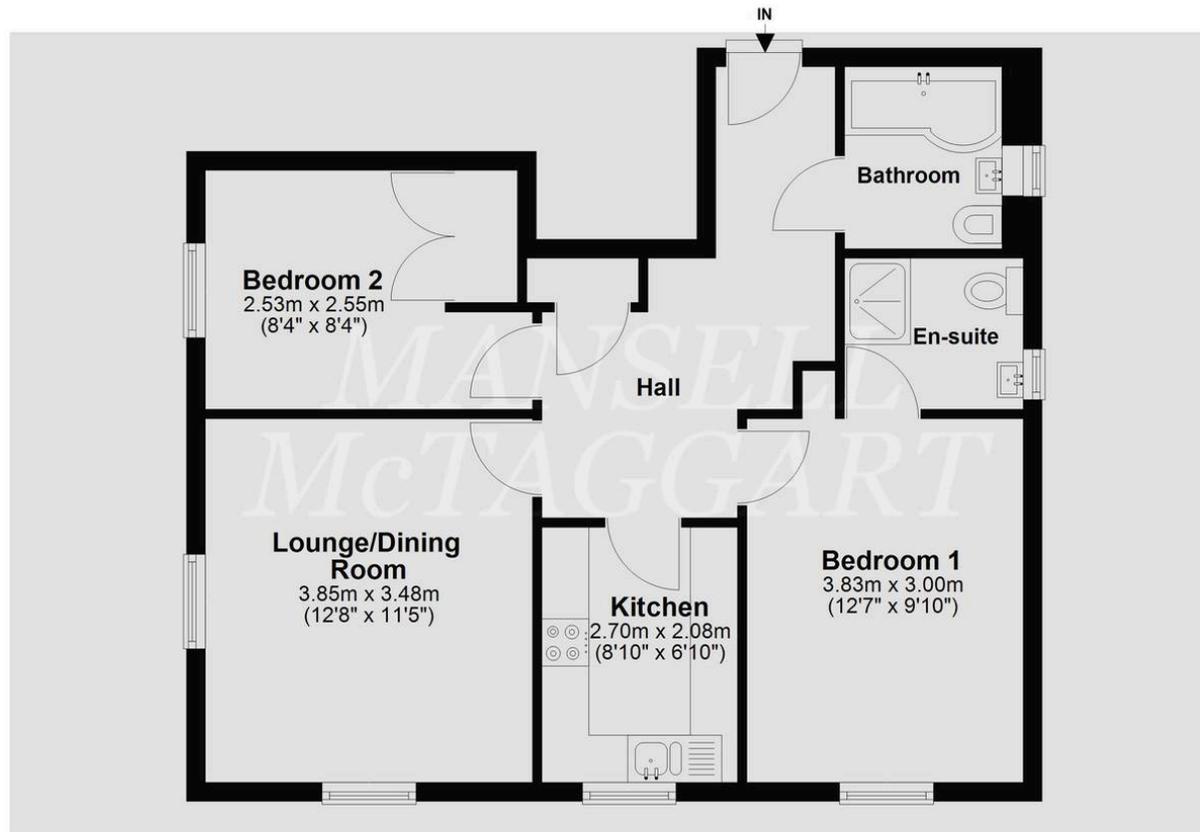
Annual Ground Rent – £0

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



## Ground Floor

Approx. 58.2 sq. metres (626.8 sq. feet)



Total area: approx. 58.2 sq. metres (626.8 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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