



MANSELL
McTAGGART
— Trusted since 1947 —

Kitsbridge House, Brookhill Road, Copthorne

Guide Price £190,000 – £210,000

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- 1 Bedroom apartment
- Popular village location
- Open plan living room/kitchen with integrated appliances
- Electric boiler, central heating and double glazing
- Allocated under cover parking space with visitor spaces available
- Council Tax Band 'C' and EPC 'B'

Welcome to this attractive and well maintained one bedroom first floor flat located in this exclusive development situated in the desirable village of Copthorne.

The flat is located centrally in the village and allows quick access to the M23 junction as well as road links to the nearby towns of East Grinstead and Crawley.

When you enter the property, you are greeted with a hallway providing plenty of space for shoes and coats, a storage cupboard, and an entry phone system.

The kitchen/living room is light and airy, with windows looking out on the front. There is plenty of space for a two-seater sofa and freestanding furniture. The fitted kitchen comprises wall and base units, an electric oven, gas hob alongside more than enough space for your fridge freezer and washing machine and tumble dryer.





The bedroom has built-in wardrobes, window to front and space for a king size bed alongside further furniture.

The bathroom has a panel bath with shower screen, WC, wash hand basin, ladder style heated towel rail, extractor fan, recessed spotlights and laminate flooring.

A secure telephone entry system accesses the property. The flat also comes with an allocated parking space under the bridge.

There is no onward chain.

Lease Details

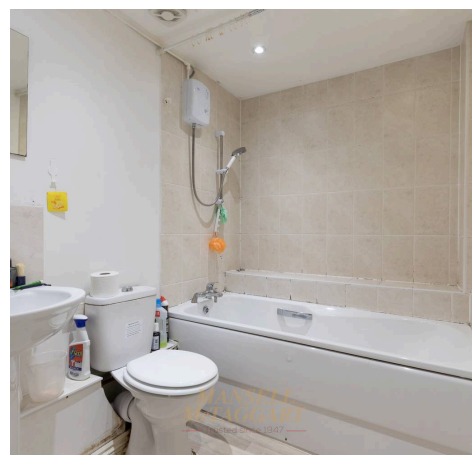
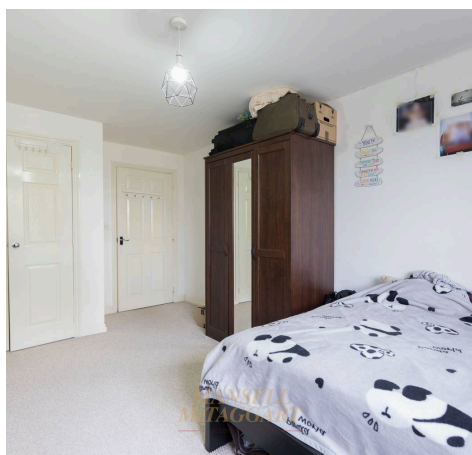
Length of Lease: 125 years from 1 January 2005

Annual Service Charge – £1,566

Service Charge Review Period – July

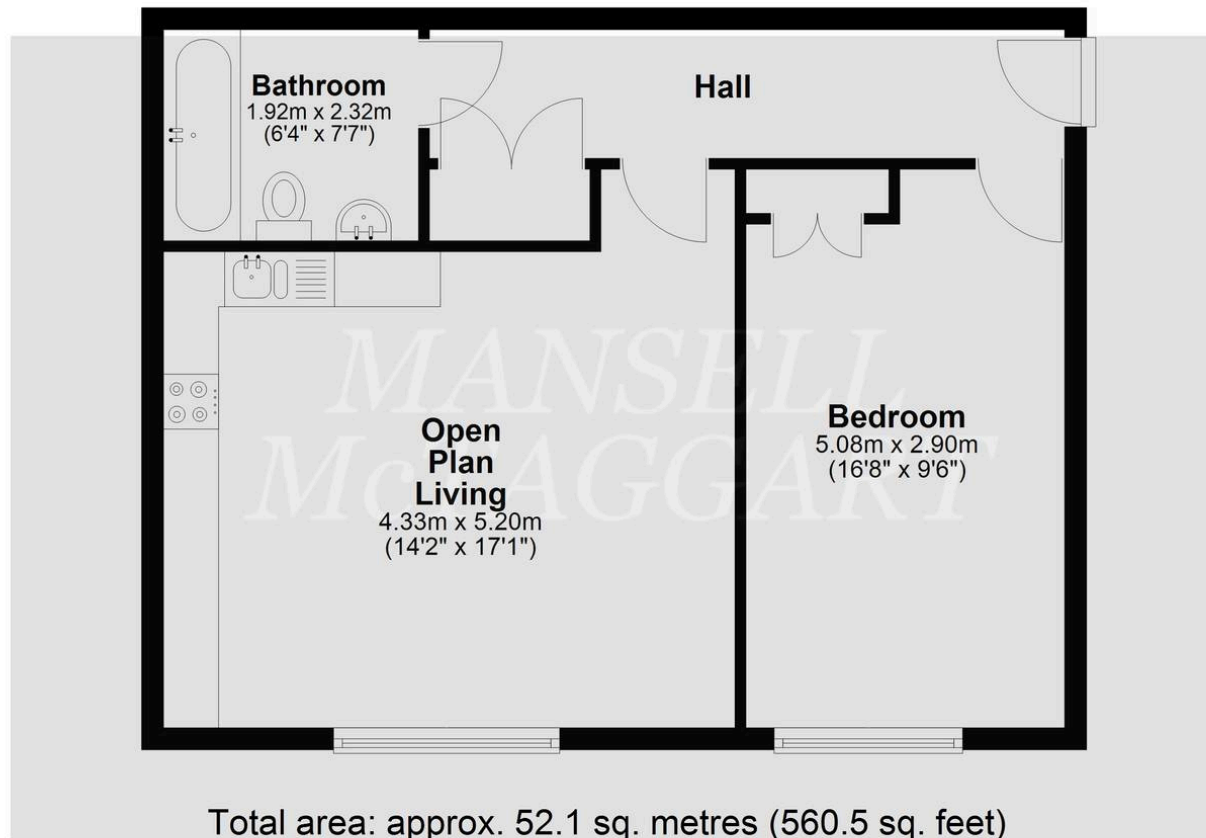
Annual Ground Rent – £250

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



First Floor

Approx. 52.1 sq. metres (560.5 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 Copthorne

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