



## The Copse, Gales Drive, Three Bridges

In Excess of £260,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —







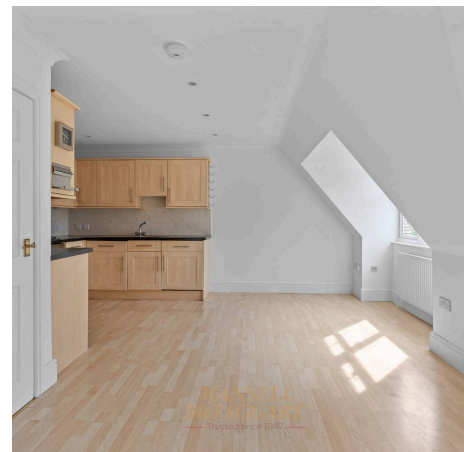
- NO CHAIN
- Top floor flat
- Two double bedrooms
- Walking distance to Three Bridges train station
- Spacious living throughout
- Main bedroom with en-suite shower room
- Allocated parking space
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

This two double bedroom, top floor flat is presented to the market with NO ONWARD CHAIN benefits from plenty built-in storage, a balcony and allocated parking.

Upon entering the property through the secure entry phone system, you are welcomed by a spacious entrance hall that leads to all rooms. At the front of the flat is the bright and airy living/dining/kitchen area, flooded with natural light from an abundance of windows and double doors opening to the balcony.

The fitted kitchen features a selection of wall and base units, providing ample storage space, included undercounter refrigerator/ice box, washer/drier and oven & gas hob with an extractor hood over along with room for a freestanding fridge/freezer.

To the rear of the flat, the main bedroom offers a generously sized double room with built in wardrobes and an en-suite shower room, while the second double bedroom serves as a versatile space that could be utilised as a guest bedroom or home office. Both these rooms overlook the communal gardens.





Completing the accommodation is a well-appointed main bathroom featuring a bath with mixer taps, low level w/c and sink hand basin & storage cupboard.

Externally, the development features attractive communal gardens that wrap the entire block of flats and comes with an allocated parking space alongside further visitor parking.

The property offers the convenience of direct bus links to Gatwick Airport and is within walking distance from Three Bridges train station and other amenities.

#### Lease Details

Length of Lease: 104 years remaining (2025)

Annual Service Charge – £2,307.98

Service Charge Review Period – January

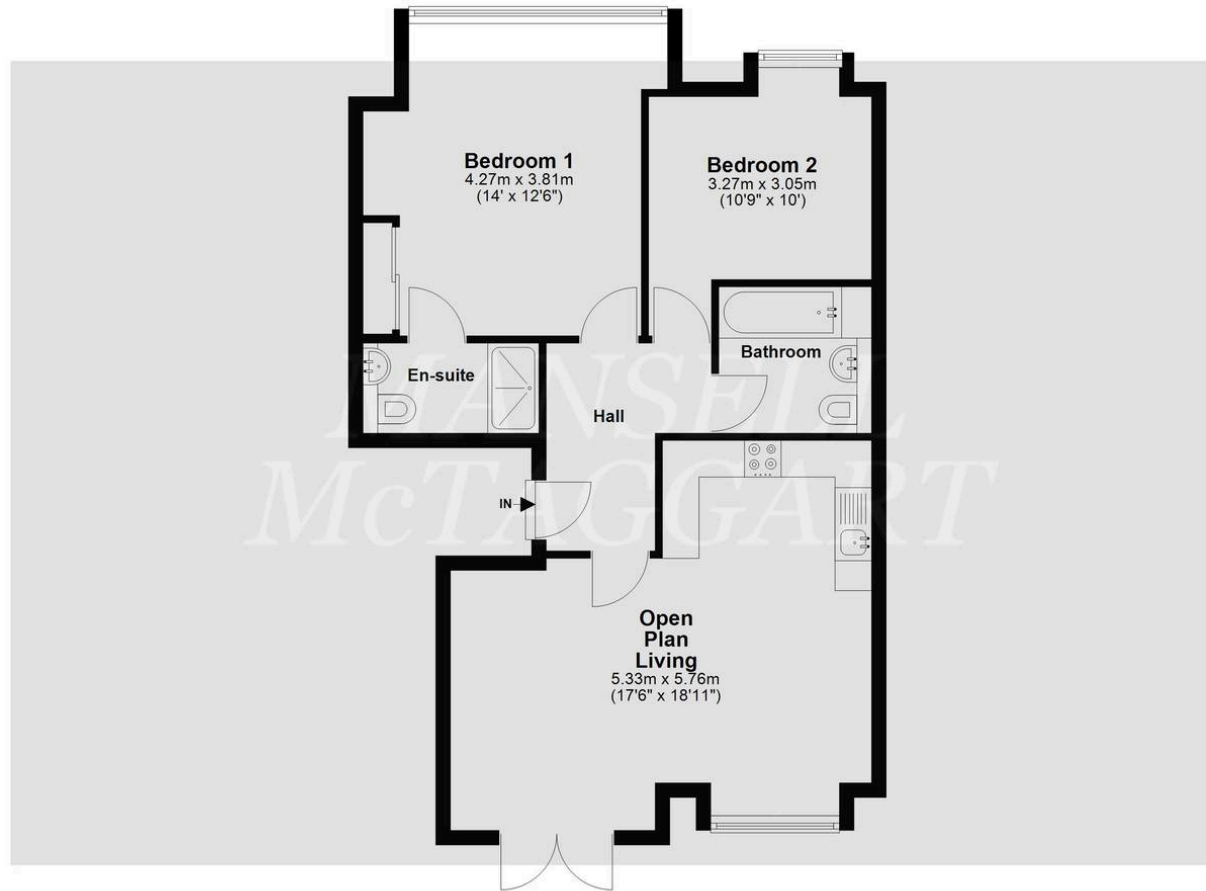
Annual Ground Rent – £150

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



### Top Floor

Approx. 63.8 sq. metres (686.8 sq. feet)



Total area: approx. 63.8 sq. metres (686.8 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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