



Cedar Lodge, Brighton Road, Southgate
£70,000

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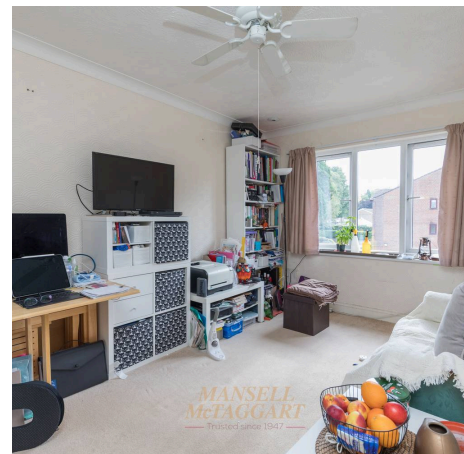
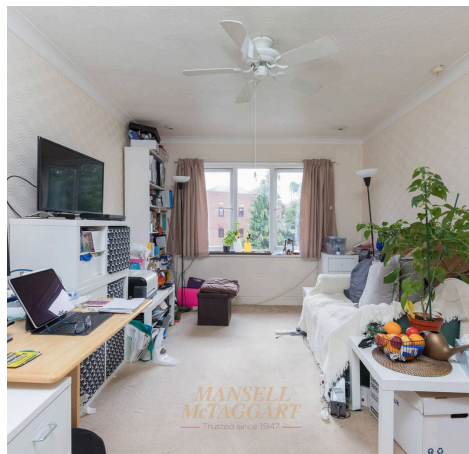
- NO CHAIN
- One bedroom
- South facing top floor flat
- Available for anyone aged 55 years and over
- Resident parking
- Communal lounge and laundry room
- Walking distance from town centre
- Communal gardens
- Council Tax Band 'B' and EPC 'C'

A one-bedroom south facing top floor retirement flat conveniently located just a short walk away from Crawley town centre. Offered with no onward chain, the property is available for anyone aged 55 years and over. Suitable for peaceful private living or for more social residents with the communal lounge and gardens.

The apartment is fitted with a secure electronic fob entry system that gains access to the building. Upon entering the flat there is an entrance hallway with access to the living room, bedroom, bathroom as well as two useful storage cupboards.

The living room is a bright and airy with a south facing window allowing in plenty of light. There is space for a double sofa and a small table and chairs for dining.

The kitchen is open plan to the living room and provides wall and base units with an integrated electric oven with separate ceramic hob with extractor hood over.





The bedroom is a comfortable double room with the added benefit of built-in wardrobes. The bathroom is fitted with a full-length bath with shower unit over, low level WC and wash hand basin.

As well as the communal lounge area, there is also a laundry room, well-maintained grounds with gazebo for use by residents, Rose garden and seating area along with residential parking.

Lease Details

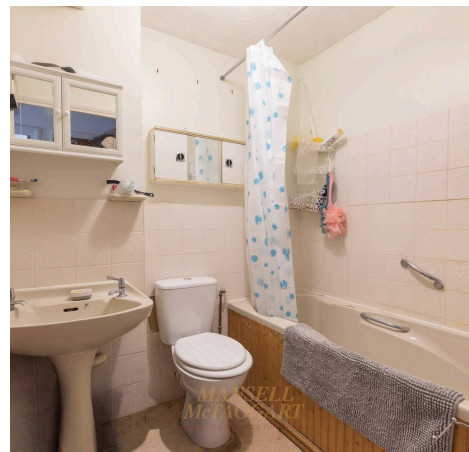
Length of Lease: 86 years remaining (2025)

Annual Service Charge – £3,568.68

Service Charge Review Period – April

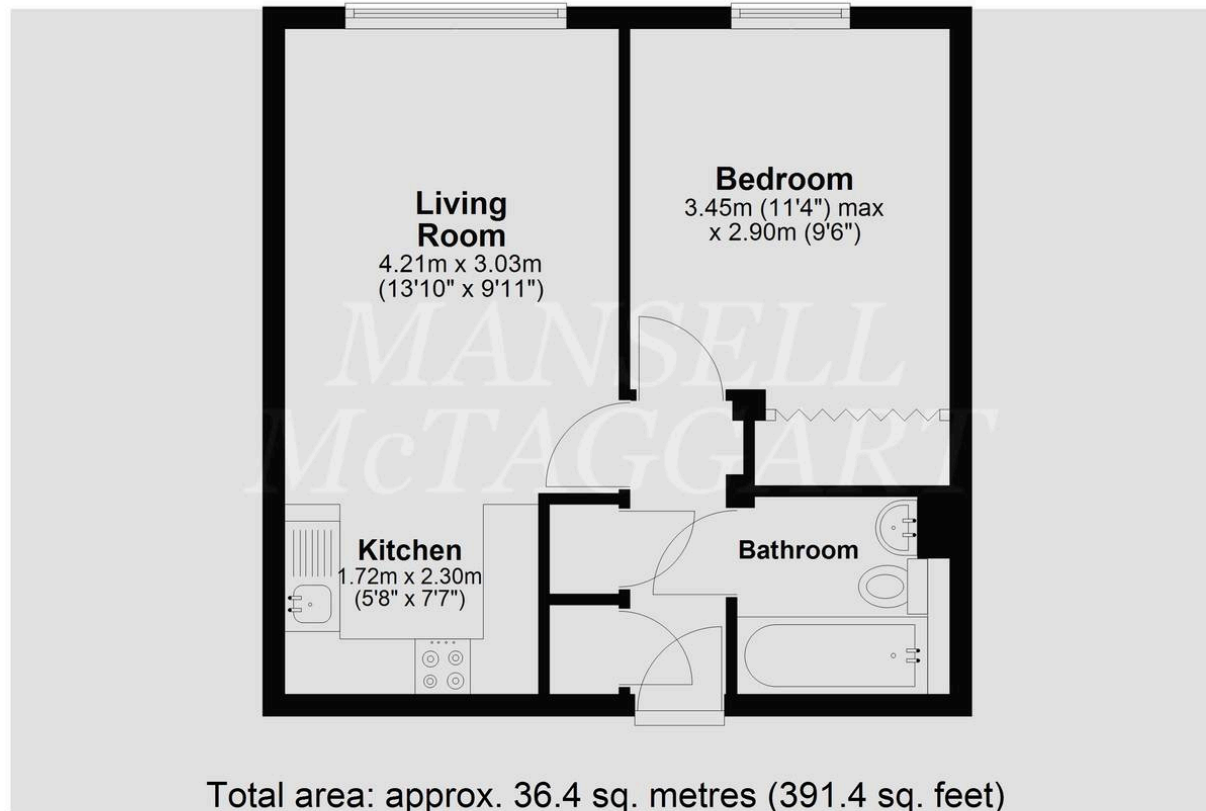
Annual Ground Rent – £75

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



Second Floor

Approx. 36.4 sq. metres (391.4 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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