



Caburn Court, Southgate
£170,000

**MANSELL
McTAGGART**
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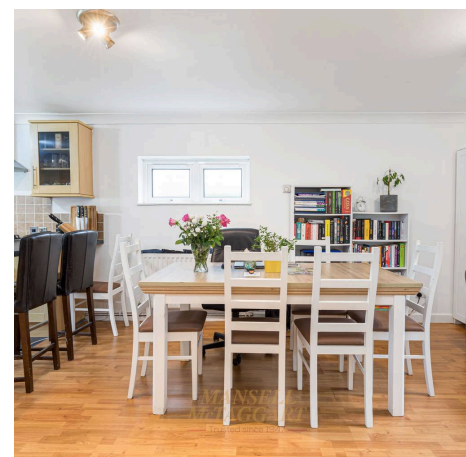




- One double bedroom ground floor flat
- Ideal first time buy or investment
- Modern kitchen with breakfast bar
- Dual aspect living room
- Gas fired central heating, ample storage
- Garage en-bloc and communal grounds
- Close proximity to town centre and Crawley mainline station
- NO ONWARD CHAIN
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'B' and EPC 'C'

Conveniently situated within close proximity of Crawley town centre and mainline station, this one-bedroom ground floor flat and would make an ideal investment of first-time purchase.

A communal entrance provides access to the ground floor. Upon entering the property there is a tiled entrance hallway with ample storage by way of two built in cupboards. At the back of the flat is the open plan kitchen/living area, a noticeably bright space with windows to three sides. The modern kitchen is fitted with a range of wall and base units, a stainless steel sink/drainers is set in worktops beneath a window, there is an integrated oven and gas hob with extractor over, integrated washer/dryer and space for free standing fridge/freezer. A breakfast bar provides seating and separation from the bright and spacious main living area, which is laid to wood laminate flooring.





The bedroom is a good size room with plenty of space for a double bed and other freestanding bedroom furniture. The modern bathroom is fitted with a white suite comprising panel bath, low level WC and wash hand basin with vanity storage beneath. A frosted window allows in plenty of natural light and the bathroom is finished with a wall mounted heated towel rail, tiled walls and tile effect vinyl flooring. Outside there are communal gardens, drying area and access to the wooded area to the rear of the development. There is a garage en-bloc and numerous residential parking areas available to the front on a first come first served basis.

This ideal buy to let or first home is located in the sought after district of Southgate. There is easy access to local shops, parks and schools, while commuters will appreciate the convenience of Crawley mainline station, providing direct transport links to London and the South Coast. The property is offered with NO ONWARD CHAIN, meaning that a quick move is possible subject to the usual conveyancing and mortgage processes.

Lease Details

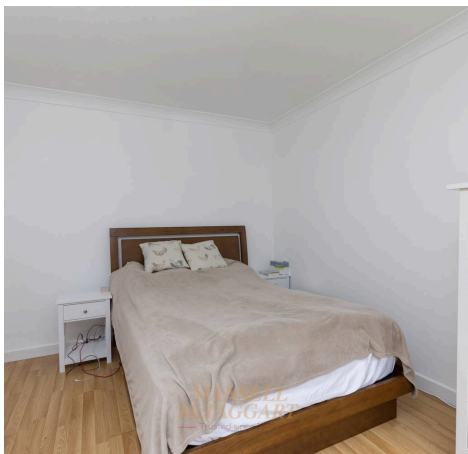
Length of Lease: 81 years left (2025)

Annual Service Charge – £758.22 (includes insurance)

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. 49.5 sq. metres (533.3 sq. feet)



Total area: approx. 49.5 sq. metres (533.3 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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