



Trusted since 1947

Lampson Court, Copthorne Common Road, Copthorne
£240,000

**MANSELL
McTAGGART**
Trusted since 1947





- A spacious and well-designed two-bedroom, two-bathroom top-floor apartment
- Intercom system, large entrance hall, and additional storage cupboard
- Fitted kitchen with integrated appliances- Light and airy living room overlooking Copthorne golf club
- Master bedroom with en-suite shower room, further double bedroom, both with fitted wardrobes - Family bathroom
- Allocated parking, bike store surrounded by attractive communal grounds
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'C'

This beautifully presented and spacious two-bedroom apartment, built by Bryant Homes in 2006, offers modern living in a peaceful, attractive setting, just a short walk from the popular village of Copthorne. Set back from the main road, the property forms part of a well-maintained development surrounded by landscaped communal grounds, featuring allocated parking, visitor parking, and a secure bike store for residents' use.

A communal entrance, complete with a security intercom system and private letterboxes, leads to the top floor, where the apartment enjoys a quiet, private position. Upon entering the property, you are greeted by a welcoming entrance hall with a large storage cupboard and access to all rooms. The spacious living room is light and inviting, with windows that overlook the nearby golf course, creating a lovely sense of openness. There is ample room for seating and freestanding furniture, making it an ideal space for both relaxation and entertaining.





The adjoining kitchen is fitted with a comprehensive range of wall and base units, complemented by roll-top work surfaces and a stainless-steel sink. It features a range of integrated appliances, including a gas hob with extractor hood, an electric oven, a washing machine, and a fridge freezer. Recessed spotlights and laminate-effect flooring add a contemporary touch, while the layout offers plenty of workspace and storage. The master bedroom is a generous double, complete with fitted wardrobes and an en-suite shower room comprising a shower cubicle, pedestal wash basin, and low-level WC. With part-tiled walls, a heated radiator, and recessed lighting, it offers a comfortable, private retreat. The second bedroom is also a good-sized double, again with fitted wardrobes, and benefits from both a TV and telephone point, making it ideal as a guest room, home office, or additional bedroom. The main bathroom features a panelled bath with mixer taps and a shower attachment, a wash basin, and a low-level WC. The space is enhanced by part-tiled walls, recessed spotlights, and an extractor fan, maintaining the modern, clean aesthetic seen throughout the apartment.

Outside, the development is surrounded by attractive communal grounds that are well-maintained and offer a pleasant outlook. The property includes allocated parking for one vehicle, additional visitor parking, and access to a secure bike store.

Lease Details

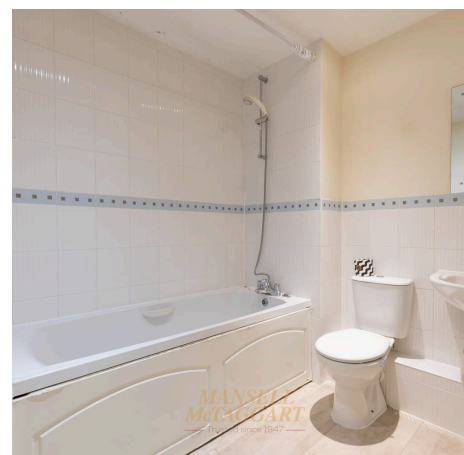
Length of Lease: 125 years from 2005

Annual Service Charge – £1,829.64

Service Charge Review Period – April

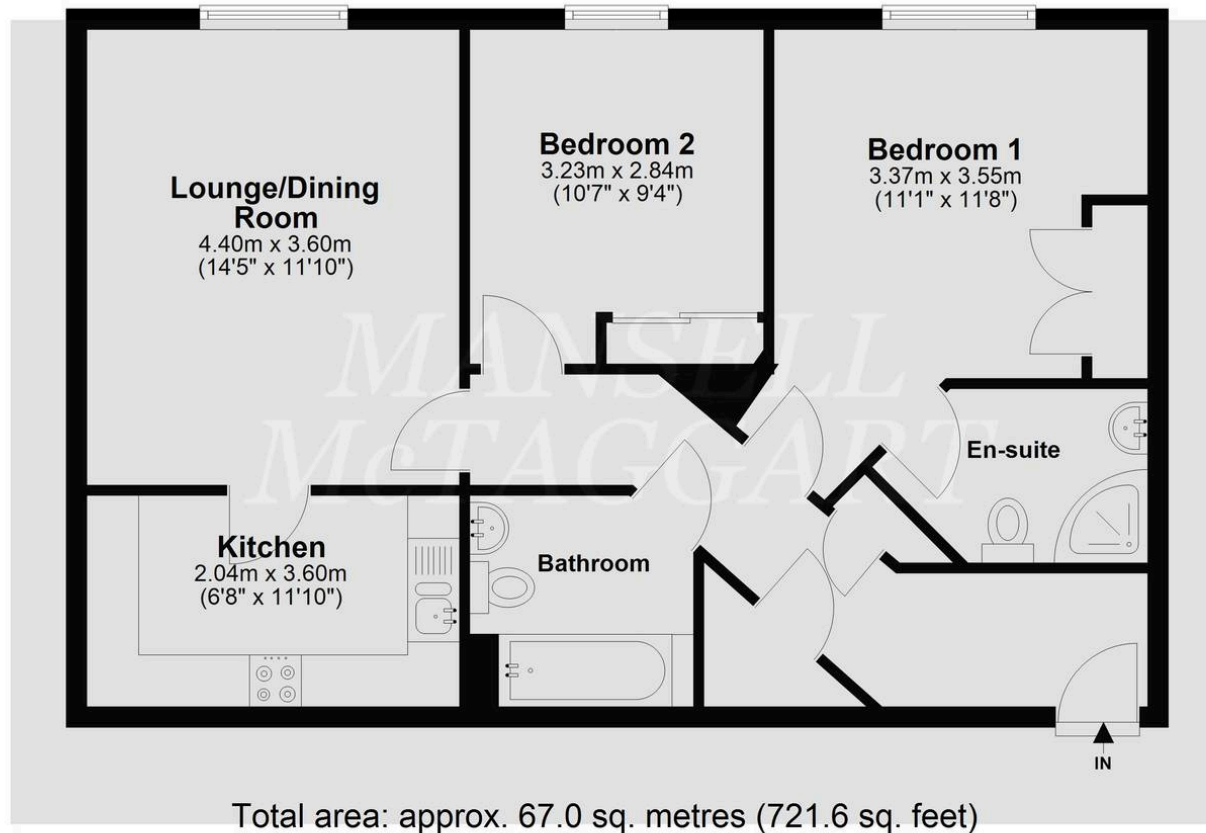
Annual Ground Rent – £200

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



Second Floor

Approx. 67.0 sq. metres (721.6 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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