



Laker Court, Gales Drive, Three Bridges

Guide Price £170,000, - £180,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





- Ground floor
- Two generous size double bedrooms
- Retirement flat for over 60's
- Bright and spacious throughout
- Large storage cupboard in hallway
- Refitted shower room
- Direct access out to communal gardens
- Communal areas and facilities, house manager & 24 hour emergency call system
- Close to amenities and Three Bridges train station
- Council Tax Band 'C' and EPC 'C'

A bright and airy, two double bedroom ground floor retirement property within the popular Laker Court development. The building is located within a short walk to Three Bridges train station and local amenities with the flat featuring a handy patio door offering direct access to the communal gardens.

With secure entry phone system into the building, the property briefly comprises: entrance hallway with a generous size storage cupboard; main living/dining room with patio door out to the rear garden; double glass doors lead through into the fitted kitchen offering a range of wall and base units, eye-level oven, hob with extractor hood over, space for a freestanding fridge/freezer and plumbing for a washing machine; the generous size main bedroom benefits from double fitted wardrobes; a second spacious bedroom and a refitted shower room completes the property.





Leading out from the patio door is a pleasant patio area, with well kept and landscaped communal gardens surrounding the building and Laker Court also benefits from a residents lounge with regular activities taking place and kitchen facilities along with guest bedrooms within the building. A lift provides access to all floors; a house manager and 24 hour emergency call system.

Lease Details

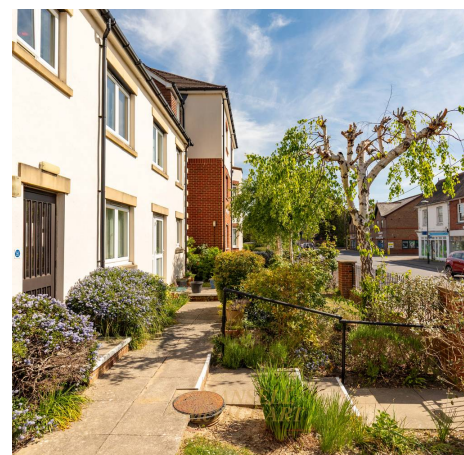
Length of Lease: 125 years from 1 February 2001

Annual Service Charge – £3,400

Service Charge Review Period – February

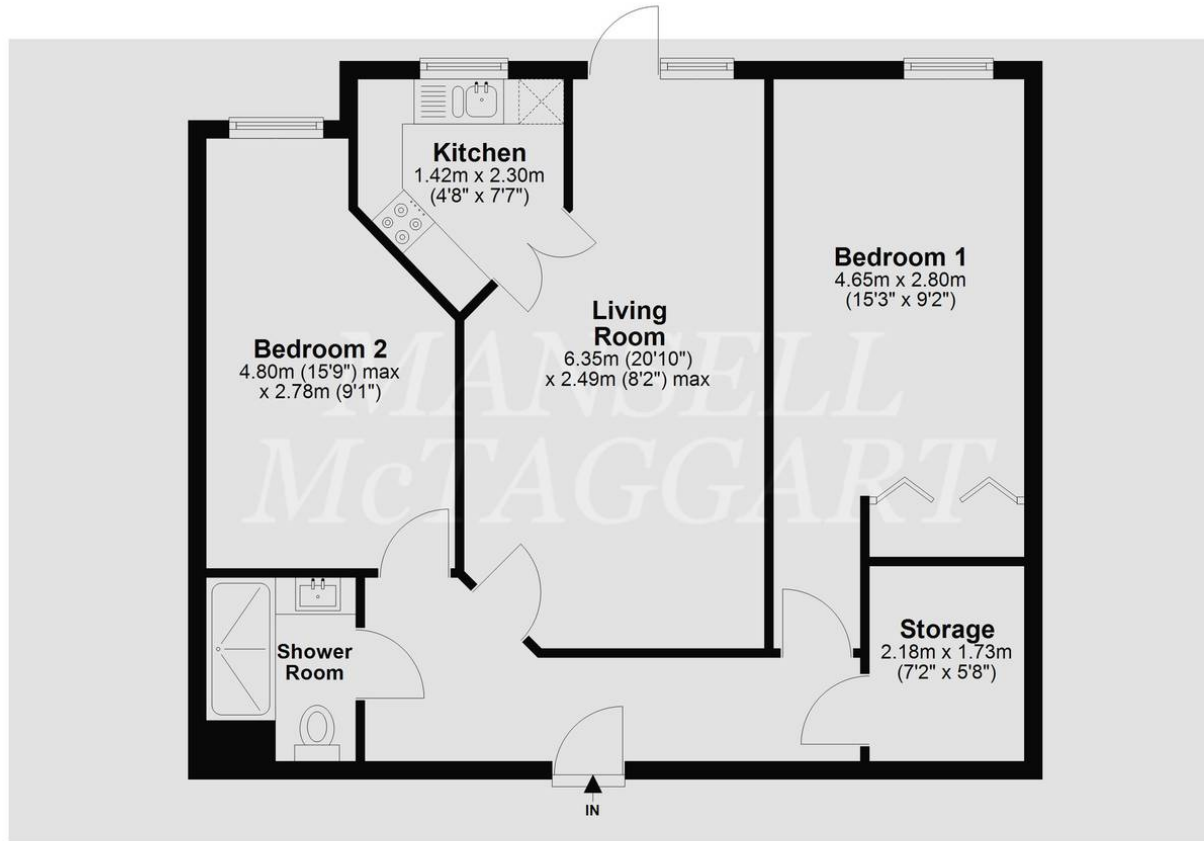
Annual Ground Rent – £900

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



Ground Floor

Approx. 68.3 sq. metres (735.7 sq. feet)



Total area: approx. 68.3 sq. metres (735.7 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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