



Elmcroft Court, Three Bridges Road, Three Bridges

In Excess of **£250,000**

**MANSELL
McTAGGART**
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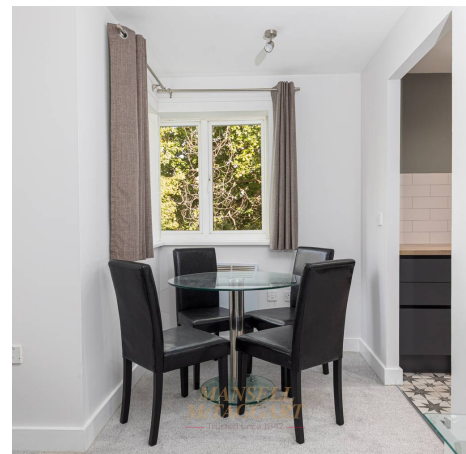


- Top floor apartment (2nd floor)
- Short walk to Three Bridges station and town centre
- Brand new kitchen (2025)
- Open plan living with designated dining area
- Two double bedrooms
- Main bedroom with en-suite and dressing area
- Allocated parking space
- NO ONWARD CHAIN
- Council Tax Band 'C' and EPC 'C'

A spacious two double bedroom top floor (2nd floor) apartment situated just a short walk of both Three Bridges station and Town centre. The property features a brand new kitchen (2025), new carpets throughout (2025), en-suite shower room to main bedroom, allocated parking and is offered with NO ONWARD CHAIN.

Upon entering the secure communal entrance, stairs take you to all floors where this particular flat is located on the top floor. Inside the apartment, you are immediately struck by the light and airy environment this property offers. The hallway provides access to all rooms, including two useful storage cupboards, one of which houses the hot water cylinder.

On your left is the spacious, dual aspect living/dining area with a bay window to one side and a Juliette balcony to the other, both allowing in plenty of light and fresh air. There is ample space for a couple of sofas as well as a designated area for a dining table and chairs beside the window.





This area flows seamlessly through to the brand new kitchen (2025), fitted in stylish colour contrasts with a range of wall and base units including integrated appliances and a free standing washing machine, which will remain.

Across the hallway are the two double bedrooms with the main bedroom being another standout feature with a dressing area with fitted wardrobes and an en-suite shower room comprising of a shower cubicle, wash hand basin, low level WC and towel warmer.

Finally, there is a bathroom fitted in a white suite comprising of a panelled bath with shower unit over, wash hand basin, low level WC and towel warmer.

Outside, there is an allocated parking space situated close to the building entrance for convenience. There are also bike and bin storage facilities as well as visitor parking bays.

Lease Details

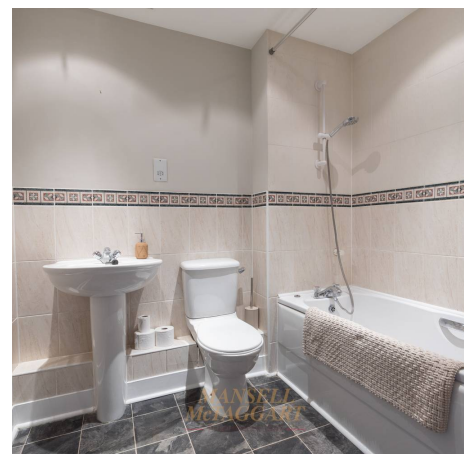
Length of Lease: 975 years remaining (2025)

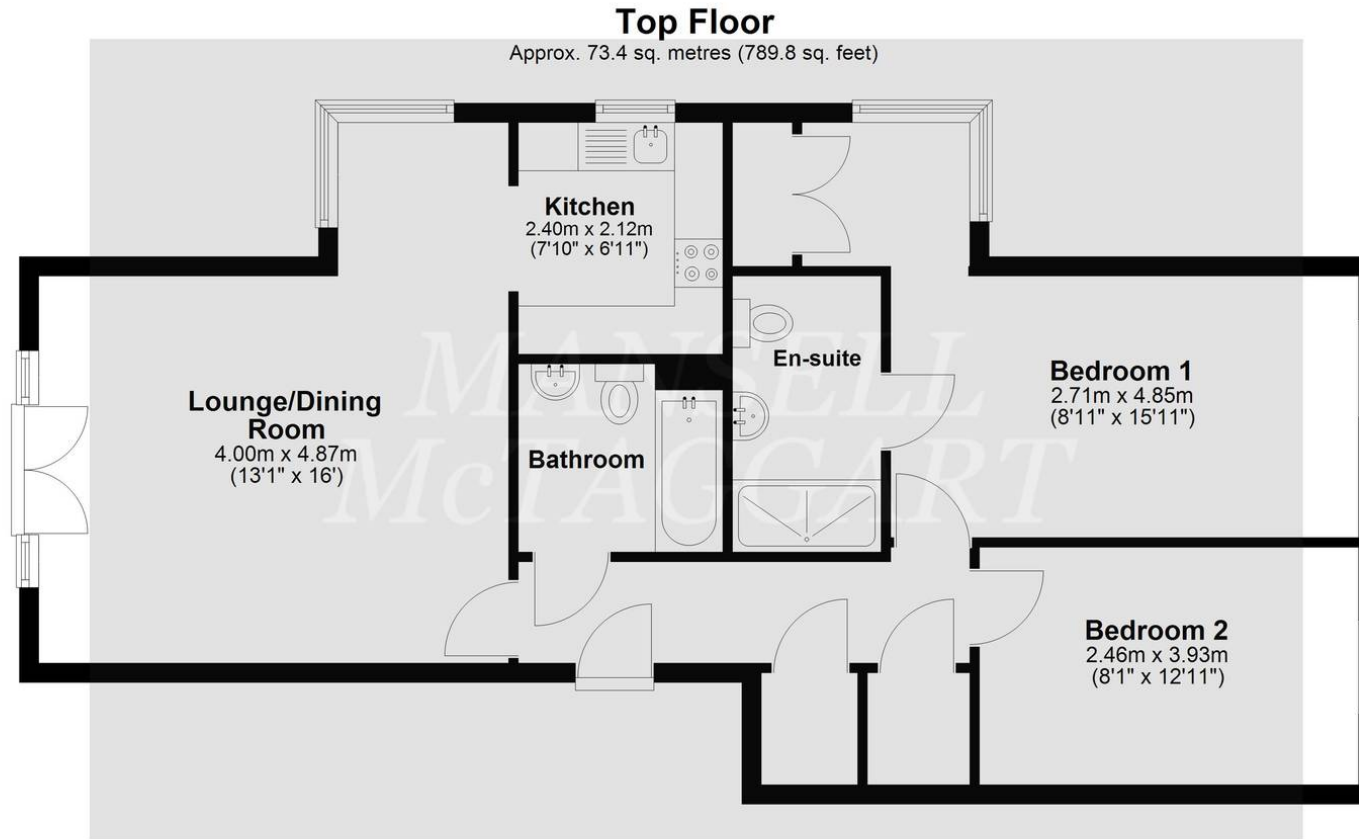
Annual Service Charge – £3,095.45

Service Charge Review Period – January

Annual Ground Rent – £150.00

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





Total area: approx. 73.4 sq. metres (789.8 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

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

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