



Nokes Court, Commonwealth Drive, Three Bridges
£237,000

**MANSELL
McTAGGART**
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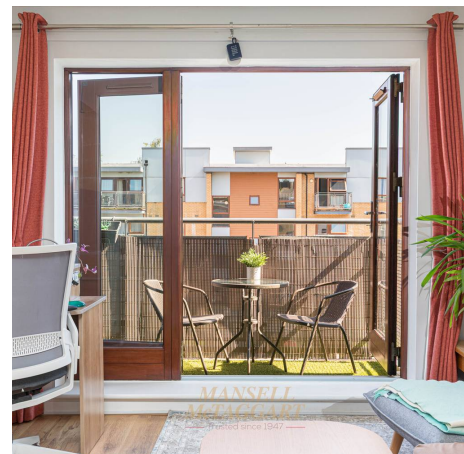


- Located on the popular Commonwealth Drive development, close to Three Bridges station and town centre
- Open plan living/dining/kitchen area
- Light-filled top-floor apartment with a sunny north-facing balcony
- Two double bedrooms
- Allocated parking space, extra parking permit and visitor permit
- Great purchase for first time buyers or buy-to-let investors
- Council Tax Band 'C' and EPC 'C'

A well presented two bedroom, one bathroom fifth floor apartment located in the popular Commonwealth Drive with lift access to all floors. Further benefits include a parking permit for any bays labelled 'PP' and a north-facing balcony accessible from the living area.

A secure entry phone system allows access into Noakes Court, where there are stairs and lifts to all floors. Upon entry into the flat there is an entrance hallway with two useful storage cupboards (one of which is an airing cupboard) and access to all rooms.

The open plan living/dining and kitchen area is symbolic with these apartments and allows for free flowing, sociable, bright and airy living accommodation. There is ample room for living room furniture as well as a small dining table and chairs. Accessible from this area is a balcony with sliding doors, perfect to get some fresh air or enjoy a drink in the evening.





The kitchen is fitted with a range of wall and base units consisting of cupboards and drawers with some integrated appliances and an extractor fan.

Both the bedrooms are double rooms capable of housing large double beds and other freestanding furniture.

Completing the accommodation is a family bathroom, fitted in an attractive white suite comprising of a panelled bath with shower unit over and glass shower screen, low level WC, wash hand basin and extractor fan.

Externally, there is plenty of seating areas and greenery to enjoy the communal grounds as well as a local Tesco Express for your daily needs. The property is located just a short walk from either Crawley town centre or Three Bridges train line station. Regular bus routes to London Gatwick Airport are also available just outside the development.

Lease Details

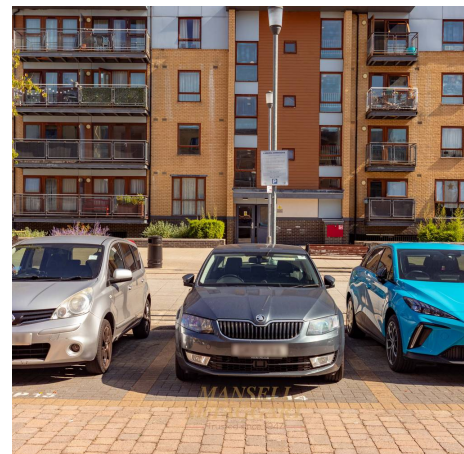
Length of Lease: 125 years from 1 May 2008

Annual Service Charge – £1,600

Service Charge Review Period – May

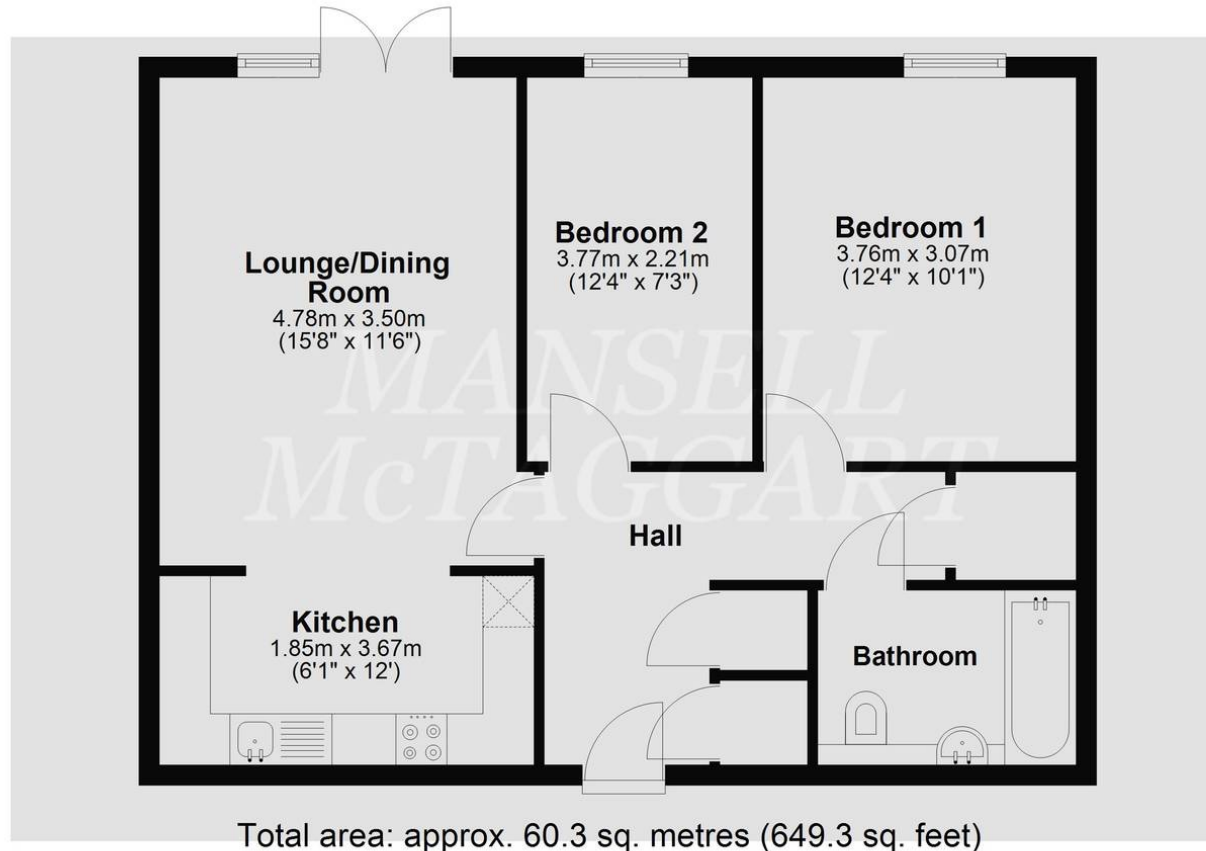
Annual Ground Rent – Nil

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



Fifth Floor

Approx. 60.3 sq. metres (649.3 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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