



MANSELL

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Elmcroft Court, Three Bridges Road, Three Bridges

Guide Price £230,000 - £240,000

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- Ground floor apartment
- Short walk to Three Bridges station and town centre
- Two double bedrooms
- Allocated parking space
- Dual aspect living/dining area
- Outdoor patio space
- Bike and bin storage facilities
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

A spacious two double bedroom ground floor apartment situated just a short walk of both Three Bridges station and town centre. Well decorated through out, the property has newly installed energy efficient radiators by the current owners.

Upon entering the secure communal entrance, the apartment is located towards the rear of the block. A hallway provides access to all rooms, including two useful storage cupboards, one of which houses the hot water cylinder.

On your right is the spacious, dual aspect living/dining area with double French doors that open out onto a patio area.

There is ample space for a couple of sofas and a dining table and chairs beside the window. This area flows seamlessly through to the kitchen, fitted in modern white suite with a range of wall and base units including integrated appliances and space with plumbing for a washing machine.





Across the hallway are the two double bedrooms, with the master bedroom benefiting from built-in storage.

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, towel warmer and window at the rear.

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

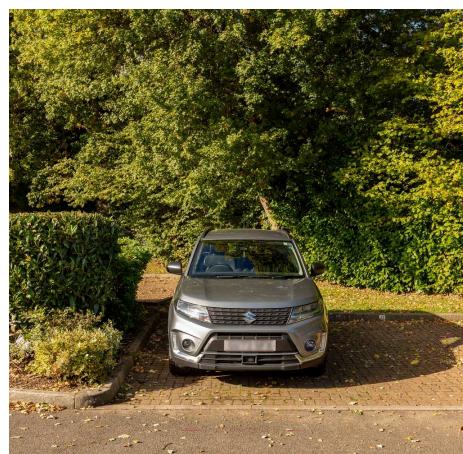
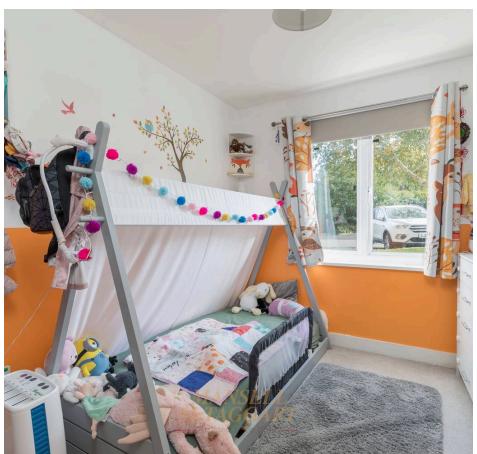
Length of Lease: 975 years remaining (2025)

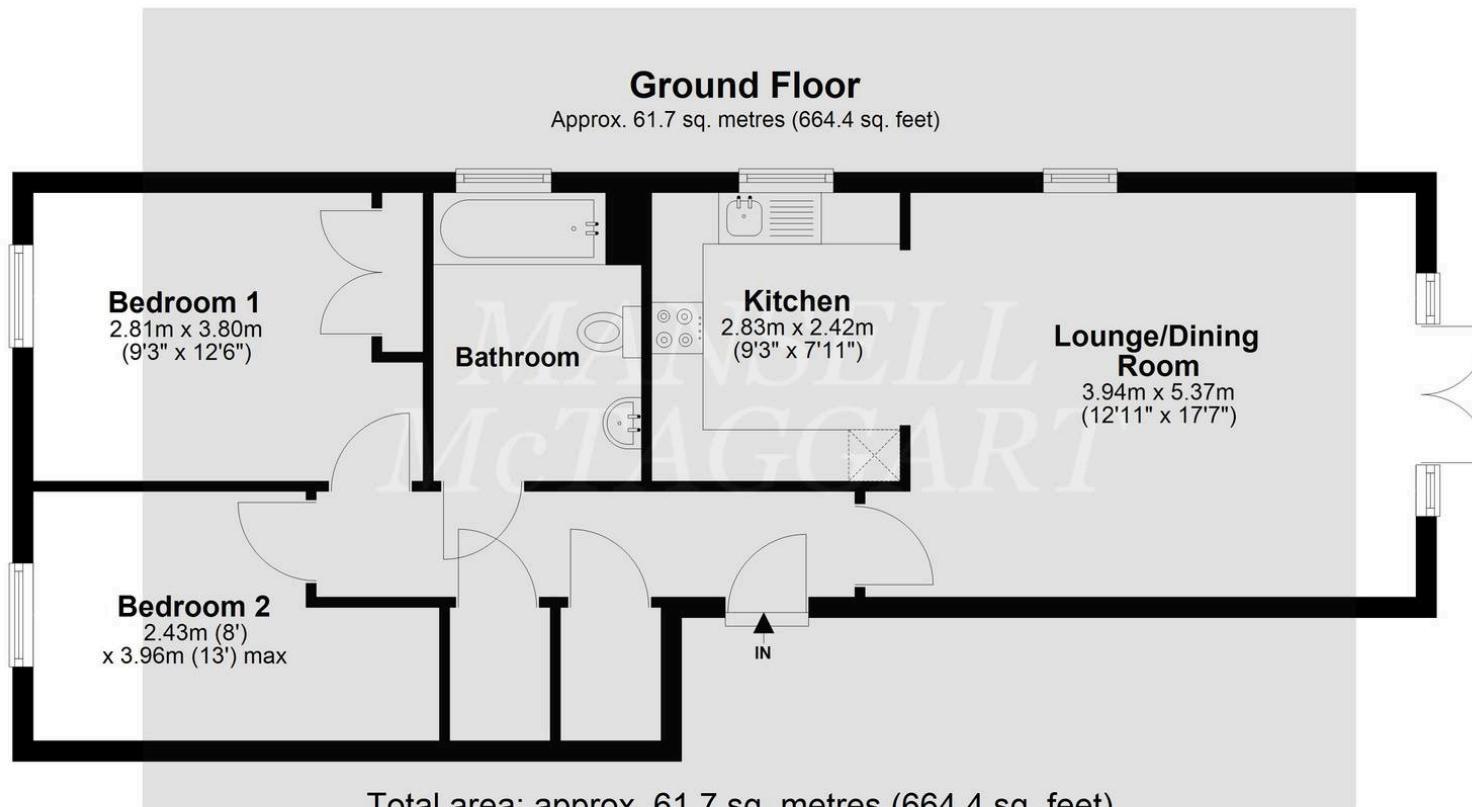
Annual Service Charge - £3,500

Service Charge Review Period - January

Annual Ground Rent - £120

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





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

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