



**Apex Apts, Ifield Road, West Green**  
In Excess of £250,000

**MANSELL  
McTAGGART**  
Trusted since 1947





- First floor apartment with lift access
- Town centre location, close to major transport links and shops
- Larger than average kitchen, open to a living/dining area
- Balcony overlooking communal gardens to rear, accessible from living area
- En-suite to principal bedroom | Bathroom
- Two double bedrooms
- Secure allocated underground parking space
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'B'

Presenting a modern, stylish two double bedroom first floor apartment, conveniently located near the town centre and station. Benefiting from a balcony overlooking the communal gardens to rear, en-suite to main bedroom and secure allocated underground parking.

Upon entering the building, residents are greeted with secure entry, granting access to all floors via stairs or lift. Step inside the apartment to find a welcoming hallway laid with Amtico flooring and providing access to all rooms. Additionally, two practical cupboards stand ready for use – one for coats and another serving as a utility space and further storage.

The heart of the home lies in the open plan living/dining room, offering a generous area for lounging and dining. Sliding doors lead to a balcony overlooking the well-tended communal grounds, further enhancing the living space. The elegant Amtico flooring extends seamlessly through this room and into the larger than average kitchen, boasting an abundance of attractive units and integrated appliances.





Both bedrooms are generously proportioned and feature pleasant views of the communal grounds. The main bedroom is complemented by fitted wardrobes and an en-suite shower room, fitted with a shower cubicle, wash hand basin, low-level WC, and extractor fan.

Completing the accommodation is a family bathroom, featuring a white suite with a panelled bath, glass shower screen, shower unit, low-level WC, wash hand basin, and extractor fan.

Beyond the apartment, residents are invited to enjoy the beautifully landscaped communal grounds, featuring lush greenery, trees, and designated seating areas - perfect for unwinding outdoors.

Additionally, the property offers the convenience of secure gated underground parking, complete with an allocated space for peace of mind.

#### **Lease Details**

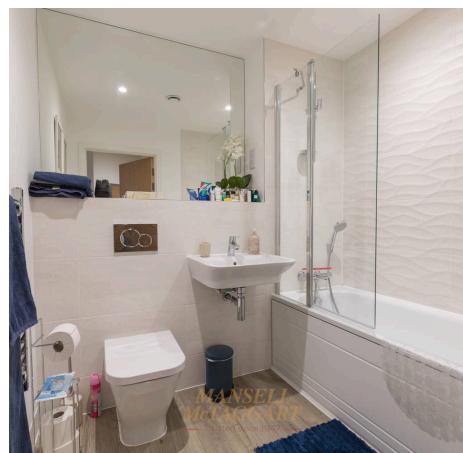
Length of Lease: 242 years remaining (2025)

Annual Service Charge - £1,200 twice yearly

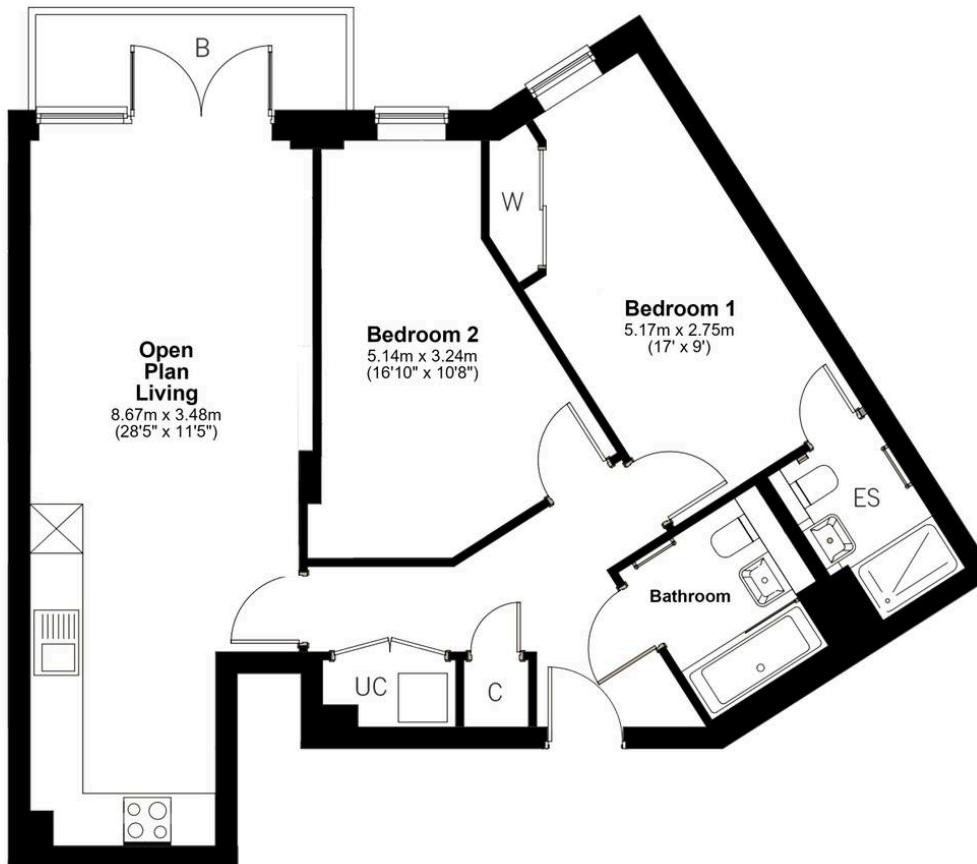
Service Charge Review Period - October

Annual Ground Rent - £250

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



**First Floor**  
Approx. 73.5 sq. metres (791.1 sq. feet)



Total area: approx. 73.5 sq. metres (791.1 sq. feet)

## Mansell McTaggart Crawley

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