

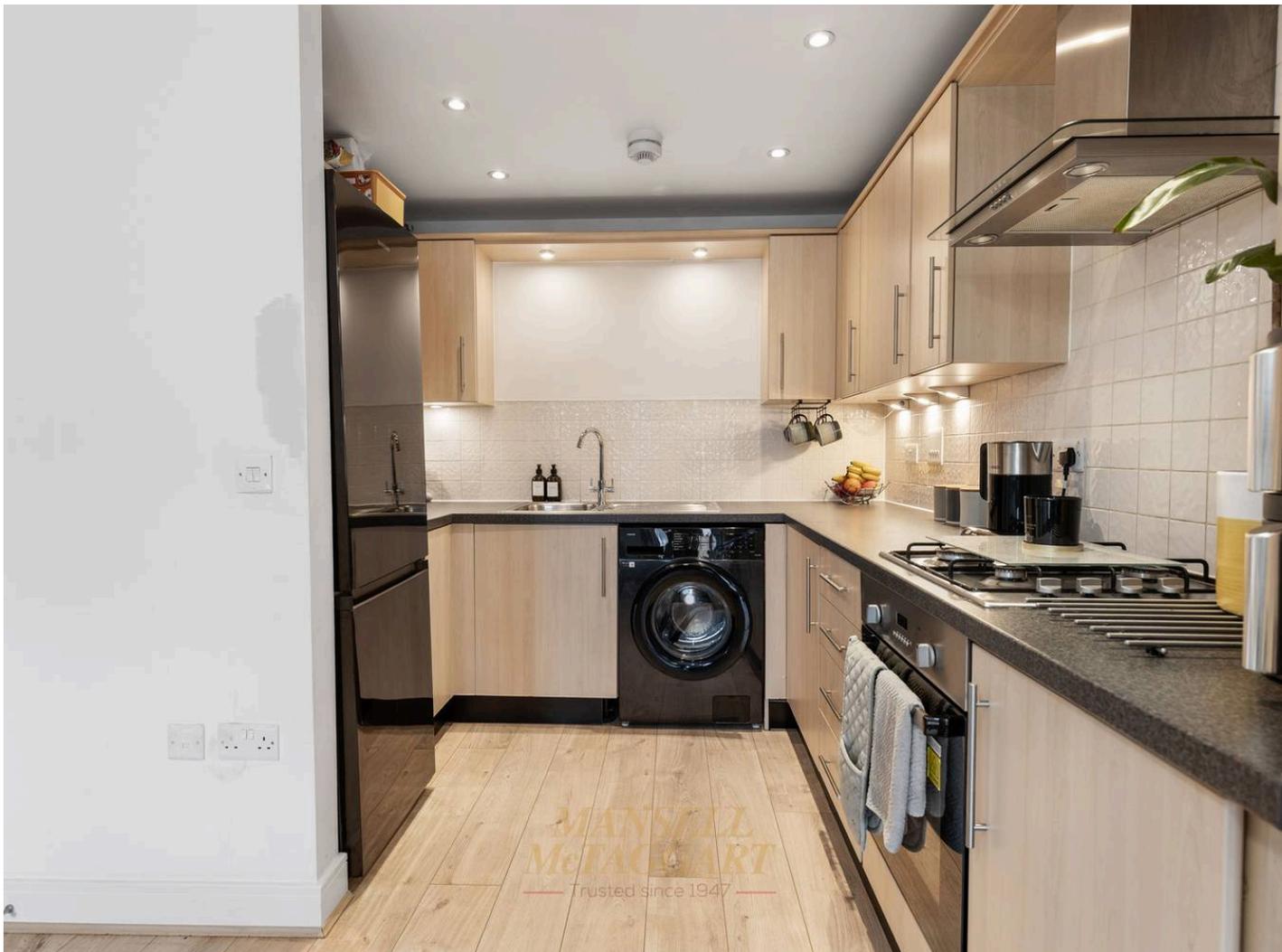


## Copeland House, Rathlin Road, Broadfield

Guide Price £220,000 – £230,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —





- First floor flat
- Two double bedrooms
- Approximately 750 sq.ft of living accommodation
- Located within a 10 minute walk of Fastway bus routes 10 & 20
- Living room with Juliette balcony
- Main bedroom with en-suite shower room
- Gated development with allocated parking space
- Gas central heating with a new boiler in 2025
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'B'

A well-presented and spacious, two double bedroom first floor flat, situated in the popular Broadoak development within a gated community. The property is within close proximity of Crawley town centre, K2 leisure centre, Tilgate Park, local bus stops, transport links and popular local amenities.

Offering generous size accommodation throughout, the property briefly comprises: entrance hall with two storage cupboards, one housing the boiler which was replaced in 2025; a generous size living room with double French doors with Juliette balcony and space for dining table and chairs; fitted kitchen with a range of wall and base units, rolltop worksurfaces, gas hob, electric oven, space for a freestanding fridge/freezer and plumbing for washing machine.





The main bedroom is a generous size with an en-suite shower room finished with wash hand basin, low level W.C, walk-in shower cubicle and finished with tiled walls; a second double bedroom with plenty of space for a double bed and freestanding wardrobes; and a main bathroom with wash hand basin, panelled bath, low level W.C and part tiled walls.

Externally, the property features electric gates leading into the development, with an allocated parking space provided.

#### **Lease Details**

Length of Lease: 135 years remaining (2026)

Annual Service Charge – £2050

Service Charge Review Period – January - December

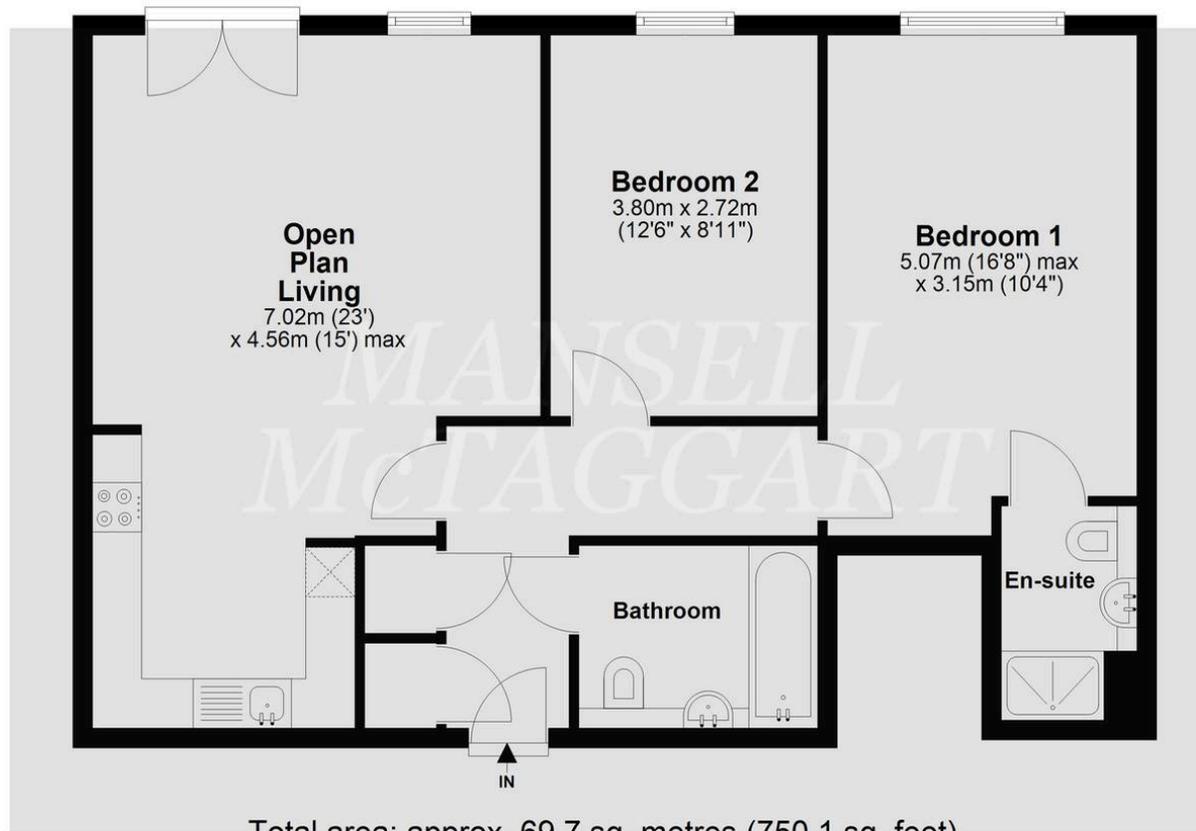
Annual Ground Rent – £433

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



## First Floor

Approx. 69.7 sq. metres (750.1 sq. feet)



Total area: approx. 69.7 sq. metres (750.1 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

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