



Javelin Court

Javelin Court, Wakehams Green Drive, Pound Hill

In Excess of £190,000

**MANSELL
McTAGGART**
Trusted since 1947





- Split level maisonette
- Two double bedrooms
- NO CHAIN
- In need of modernisation
- Great opportunity for investors
- Communal parking
- Walking distance from Three Bridges station
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'B' and EPC 'C'

A spacious two double bedroom duplex maisonette with its own private front door located in a peaceful close within the popular residential area of Pound Hill.

Upon entering the property there are stairs taking you to the first floor which gives access to the living room and kitchen, as well as stairs taking you to the second floor and a useful storage cupboard.

The living/dining room is a spacious open plan room, with a handy under stairs storage cupboard and ample space for living room furniture, as well as a four-six seater dining table and chairs.

The kitchen is fitted with a range of wall and base units with space for plumbing for washing machine and a wall mounted boiler.





Heading up to the second floor, the landing gives access to both bedrooms, family bathroom, as well as three storage cupboards.

Both bedrooms are good sized double rooms overlooking the front and rear respectively with a built-in wardrobe in the second bedroom. The family bathroom is fitted with a panel enclosed bath, wall mounted shower unit and wash hand basin. There is a separate cloakroom with low level W.C.

Outside the property benefits from plenty of communal parking.

Lease Details

Length of Lease: 125 years from 16 October 1985

Annual Service Charge – £400

Service Charge Review Period – May

Annual Ground Rent – £10.00

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

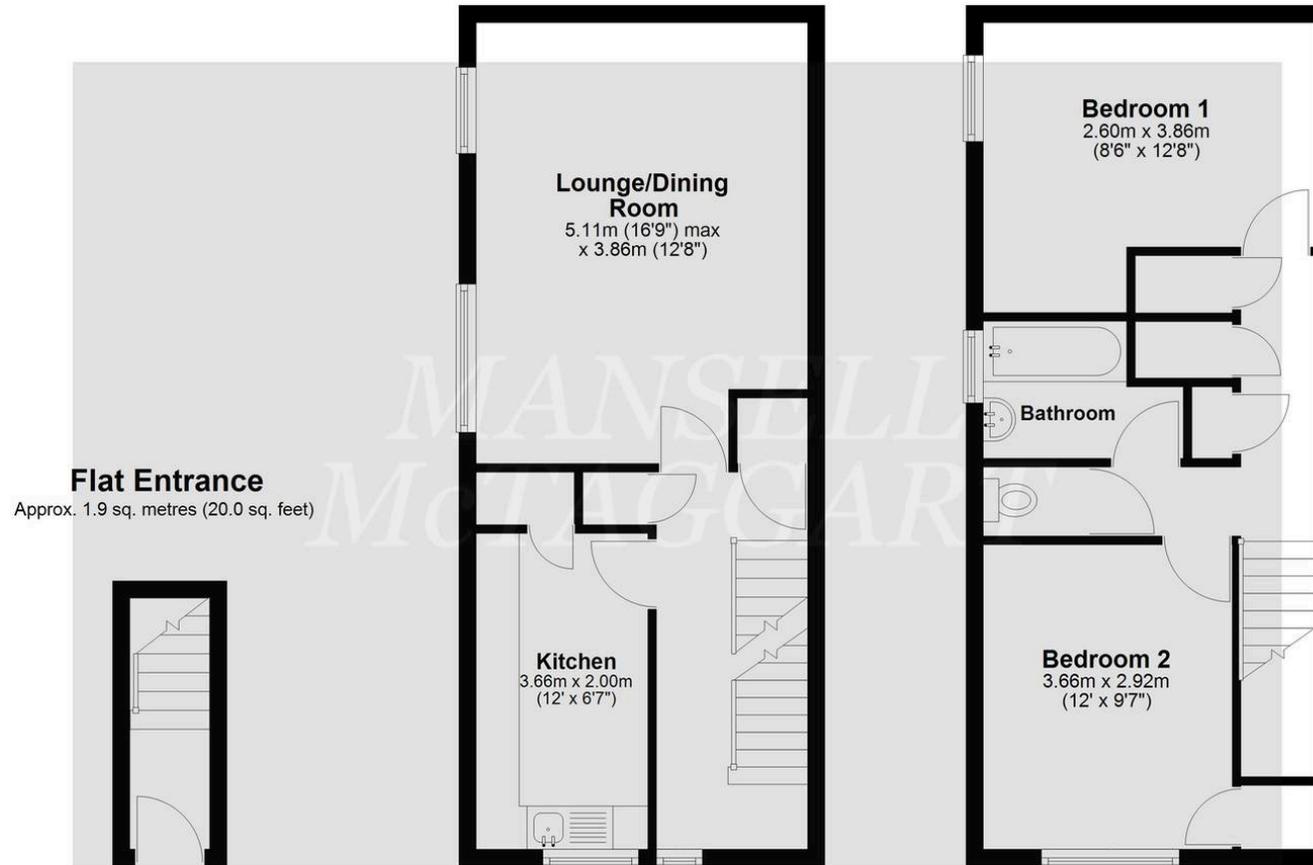


Ground Floor

Approx. 37.0 sq. metres (398.0 sq. feet)

First Floor

Approx. 37.4 sq. metres (402.9 sq. feet)



Total area: approx. 76.3 sq. metres (820.9 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/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.