



Trusted since 1947

Percivale Close, Ifield

In Excess of £275,000

**MANSELL
McTAGGART**
Trusted since 1947





- Second floor apartment
- Two double bedrooms
- Double aspect open plan living space
- Walking distance from Ifield train station
- Private balcony
- En-suite to master bedroom
- Allocated 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'

This well presented two double bedroom second floor apartment is ideally situated in the popular district of Ifield in central Crawley, within a short walk Ifield station. A secure telephone entry system provides access to a communal entrance with stairs to the second floor.

Upon entering the property there is a spacious entrance hallway with two substantial storage cupboards.

The modern kitchen forms part of a bright and spacious open plan living area.

Fitted with an attractive range of wall and base units, there is an integrated oven with gas hob and extractor over, a stainless-steel sink, integrated dishwasher, washing machine and fridge/freezer. There is ample room for sofas and other living room furniture, as well as a dining table and chairs. A door leads out to a private balcony, providing a space to sit outside.





Bedrooms one and two are both double rooms, with bedroom one benefiting from a window facing out onto your balcony and the en-suite shower room comprising double shower cubicle, low level WC, wash hand basin and wall mounted heated towel rail.

Finally, the main family bathroom is fitted with a white suite comprising panel bath with wall mounted shower, low level WC, wash hand basin and wall mounted heated towel rail.

Outside there is an allocated parking space with additional visitor parking.

Lease Details

Length of Lease: 992 years remaining (2026)

Annual Service Charge – £1,400

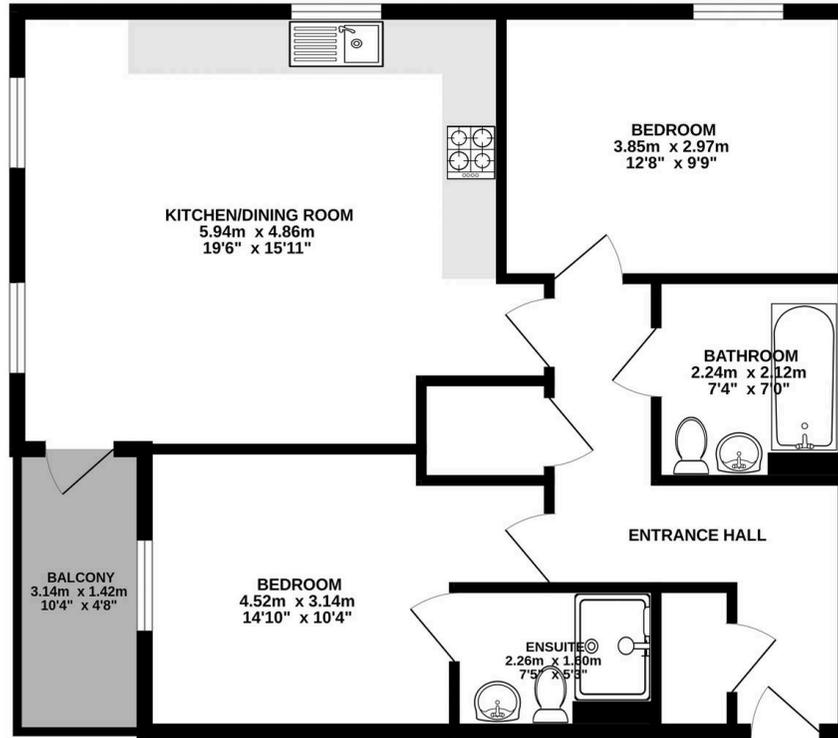
Service Charge Review Period – September

Annual Ground Rent – £250

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



SECOND FLOOR
69.2 sq.m. (745 sq.ft.) approx.



**MANSELL
McTAGGART**

TOTAL FLOOR AREA: 69.2 sq.m. (745 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



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.