



Tomlin Court, Commonwealth Drive, Three Bridges

Guide Price £190,000 – £205,000

**MANSELL
McTAGGART**
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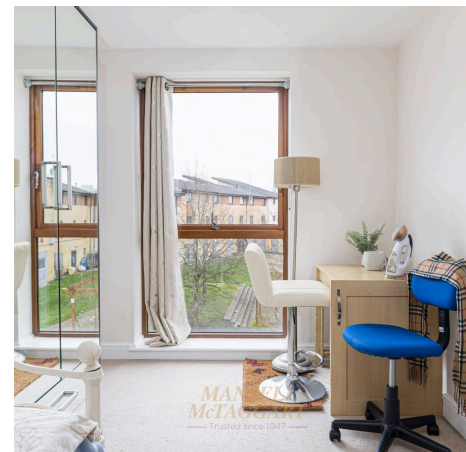




- Mid-floor flat
- Two double bedrooms
- Bright and airy throughout
- Within 20 minutes of Gatwick Airport via direct bus links
- Main bedroom with en-suite shower room
- Over 700 sq ft of living accommodation
- Walking distance to Three Bridges station and Crawley town centre
- NO ONWARD CHAIN
- 100% 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, mid-floor flat located within the popular Pembroke Park development. The property offers spacious living accommodation throughout totalling approximately 737 sq.ft. and is offered to the market with no onward chain.

The building is accessed via a secure entry phone telecom system with stairs leading to all floors. Upon entering the property, you are greeted by a hallway with doors to all rooms and a generous size storage cupboard. A bright and spacious open plan living room/kitchen with well-proportioned living area for furniture, including a dining table and chairs. Floor to ceiling windows allow plenty of natural light to enter the property with pleasant views over the communal gardens.





The fitted kitchen offers a range of wall and base units, integrated appliances including washing machine, electric oven, hob and extractor hood over and space for a freestanding fridge/freezer. A main bedroom with ample space for wardrobes; en-suite shower room finished with walk-in shower, wash hand basin, low level W.C and tiled walls; a second double bedroom and a bathroom with a panelled enclosed bath with shower and glass shower screen, low level WC and wash hand basin.

Pembroke Park offers plenty of attractive communal gardens, Tesco Express, a dentist and a beauty salon. The property is also located within a short walk of Three Bridges mainline train station and Crawley town centre. Bus stops are located just outside the development with busses every 10 minutes direct to Gatwick Airport via the Fastway service with direct trains to London & Brighton. NO ONWARD CHAIN.

N.B. One parking permit and one visitors permit is provided with the property.

Lease Details

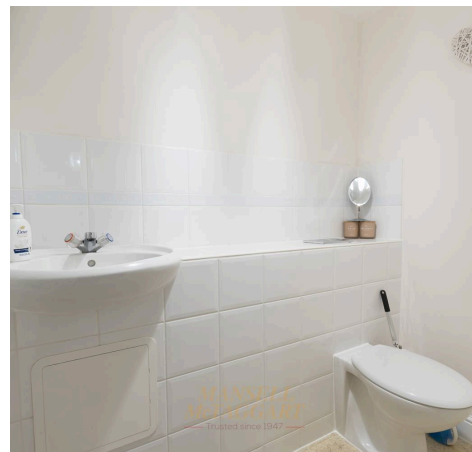
Length of Lease: 107 years remaining (2026)

Annual Service Charge – £2,752.20

Service Charge Review Period – April 2027

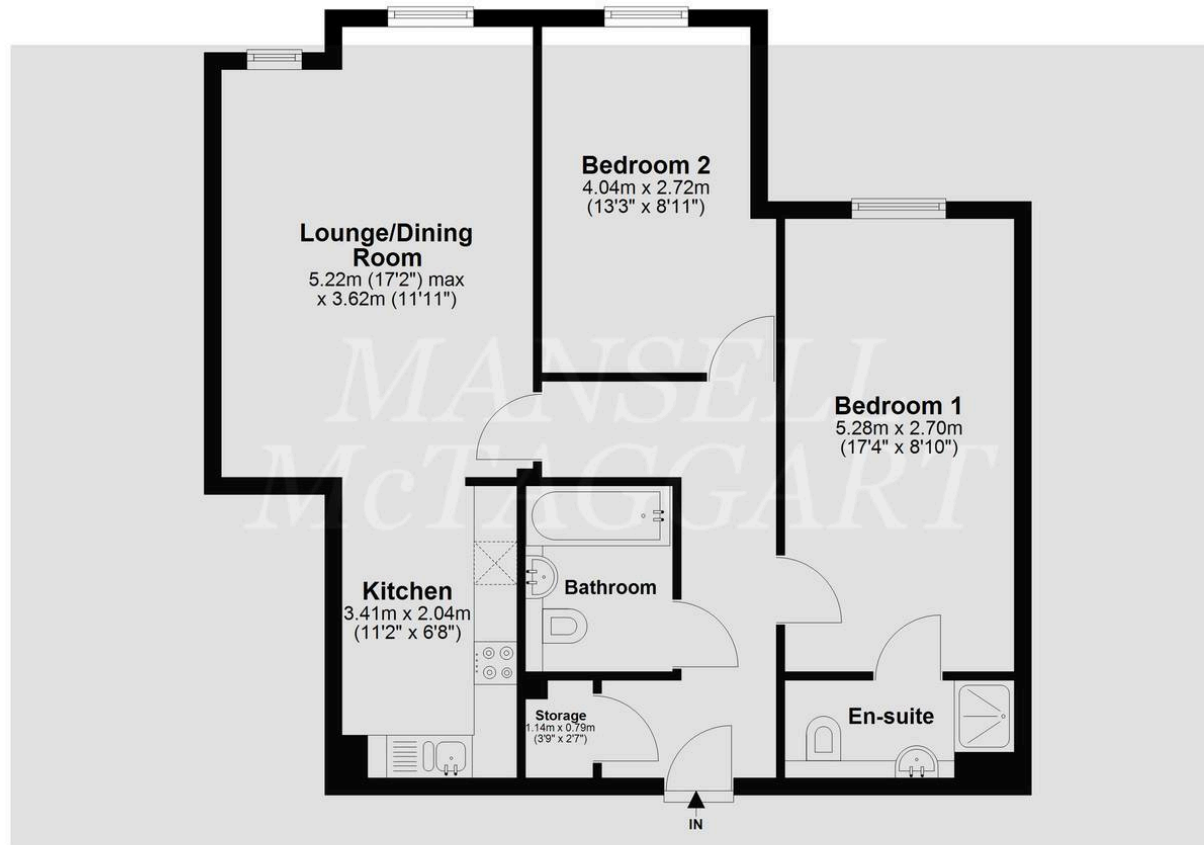
Annual Ground Rent – £256

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



First Floor

Approx. 68.5 sq. metres (737.6 sq. feet)



Total area: approx. 68.5 sq. metres (737.6 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.

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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.