



St. Nicholas Court, Pound Hill

In Excess of £250,000

**MANSELL
McTAGGART**
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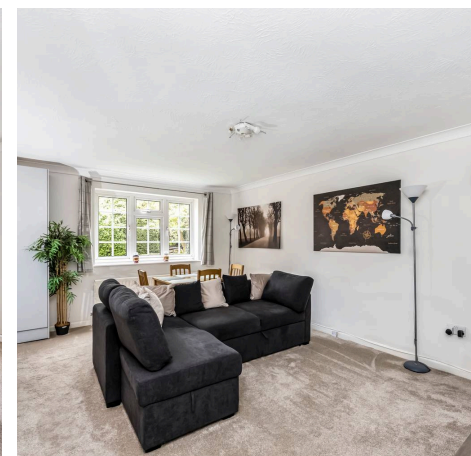


- Prime residential location, close to Three Bridges station
- Ground floor flat
- Modern, open plan living accommodation
- Bathroom and additional, separate WC
- Two double bedrooms
- Allocated parking space and visitor bays
- Well-kept communal grounds
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Bband 'C' and EPC 'C'

Situated in a sought-after residential area just a short walk from Three Bridges station, this well-presented two double bedroom ground floor flat offers a superb opportunity for first-time buyers, downsizers or investors seeking convenience and comfort.

The property is set within a small block of only four flats, with a secure entry system providing peace of mind and a sense of exclusivity.

Upon entering, you are greeted by a welcoming hallway that gives access to all rooms, ensuring a practical and well-organised layout. The heart of the home is the spacious, open plan living, dining and kitchen area positioned toward the end of the hallway, which enjoys pleasant views to the rear over the communal grounds. The contemporary kitchen is thoughtfully designed, featuring a range of fitted units, integrated appliances and space for a freestanding dishwasher, making it both stylish and functional.





Both bedrooms are generously sized double rooms overlooking the front aspect, each benefiting from built-in double wardrobes that offer ample storage space and help to keep the rooms uncluttered. The main bathroom is finished with a modern white suite, including a bath with shower unit over, a glass shower screen, WC and a wash hand basin with vanity storage beneath, providing a comfortable and practical space for daily routines.

In addition to the main bathroom, the seller has cleverly added a separate WC, accessible directly from the hallway, enhancing the property's flexibility and convenience for residents and guests alike.

The flat comes with an allocated parking space in the residents car park, along with several visitor bays, ensuring parking is straightforward and hassle-free.

Lease Details

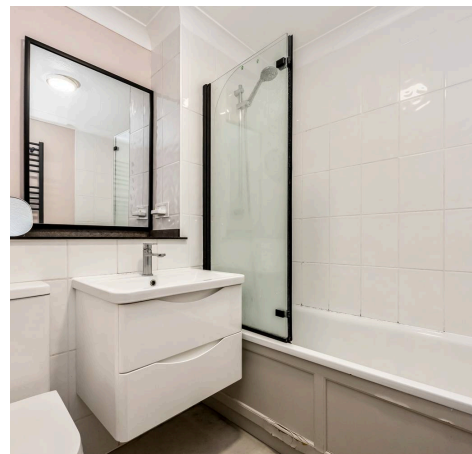
Length of Lease: 93 years remaining (2026)

Annual Service Charge – £1,875.60

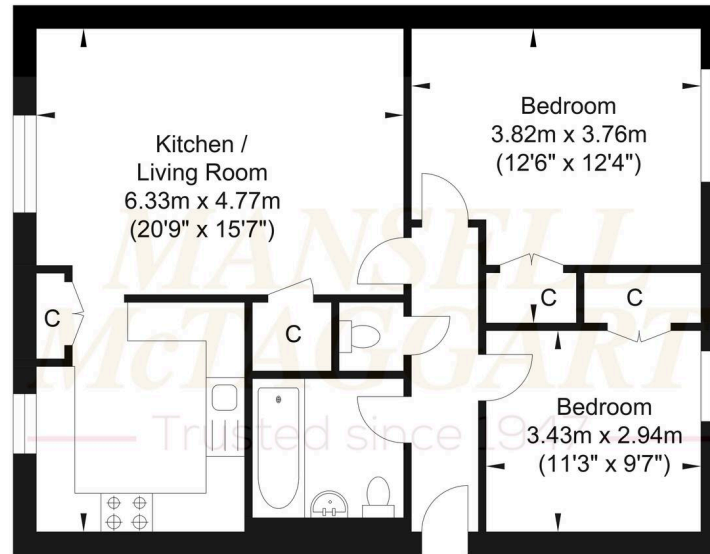
Service Charge Review Period – December

Annual Ground Rent – £150

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



Crawley Lane



Ground Floor
Approximate Floor Area
606.54 sq ft
(56.35 sq m)

Approximate Gross Internal Area = 56.35 sq m / 606.54 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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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.