



Judith Parsons Court, Forge Road  
£117,600

**MANSELL  
McTAGGART**  
Trusted since 1947





- Located in Three Bridges, just a short distance of both Crawley town centre and Three Bridges station
- Modern top floor apartment
- Triple aspect open plan living/dining/kitchen area
- Juliette balcony off living area
- Two double bedrooms
- One allocated parking space and visitor parking bays
- Available at the full value of £280,000 or with a 42% share at £117,600
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'B' and EPC 'B'

A modern two double bedroom top floor apartment, located in the heart of Three Bridges and within easy reach of Three Bridges station and Crawley town centre. The apartment is offered on a full ownership or shared ownership scheme (at 42%) and benefits from an allocated parking space and bright and spacious living accommodation throughout.

Secure entry system allows access into the building, which only consists of four apartments, offering a peaceful and secure community. Stairs take you to the first floor (top floor) where you can find this particular apartment.

Upon entry there is a generous hallway with two large storage cupboards, one of which offers space and plumbing for a washing machine, access to all rooms and a window to the front aspect allowing in natural light through the hallway.





To the end of the hallway is the spacious, triple aspect open plan living/dining and kitchen areas. With windows to front, side and French doors opening on to a Juliette balcony to rear, this exceptional space is filled with an abundance of light, perfect for entertaining. There is ample space for both living room furniture and a two to four persons dining table and chairs with the modern kitchen fitted with attractive wall and base units and some integrated appliances.

Both the bedrooms are double rooms, and both overlook the communal grounds to the rear with the main bedroom also benefitting from built in wardrobes.

Finally, there is a bathroom fitted in a stylish white suite comprising of a panelled bath with wall mounted shower unit and glass shower screen, low level WC, wash hand basin and opaque window.

Outside, there are well-maintained communal grounds and a residents car park where there is an allocated parking space for this particular apartment along with a few visitor bays.

#### **Lease Details**

Length of Lease: 117 years remaining (2026)

Annual Service Charges and Ground Rent combined – £1,546.56

Service Charge Review Period – April

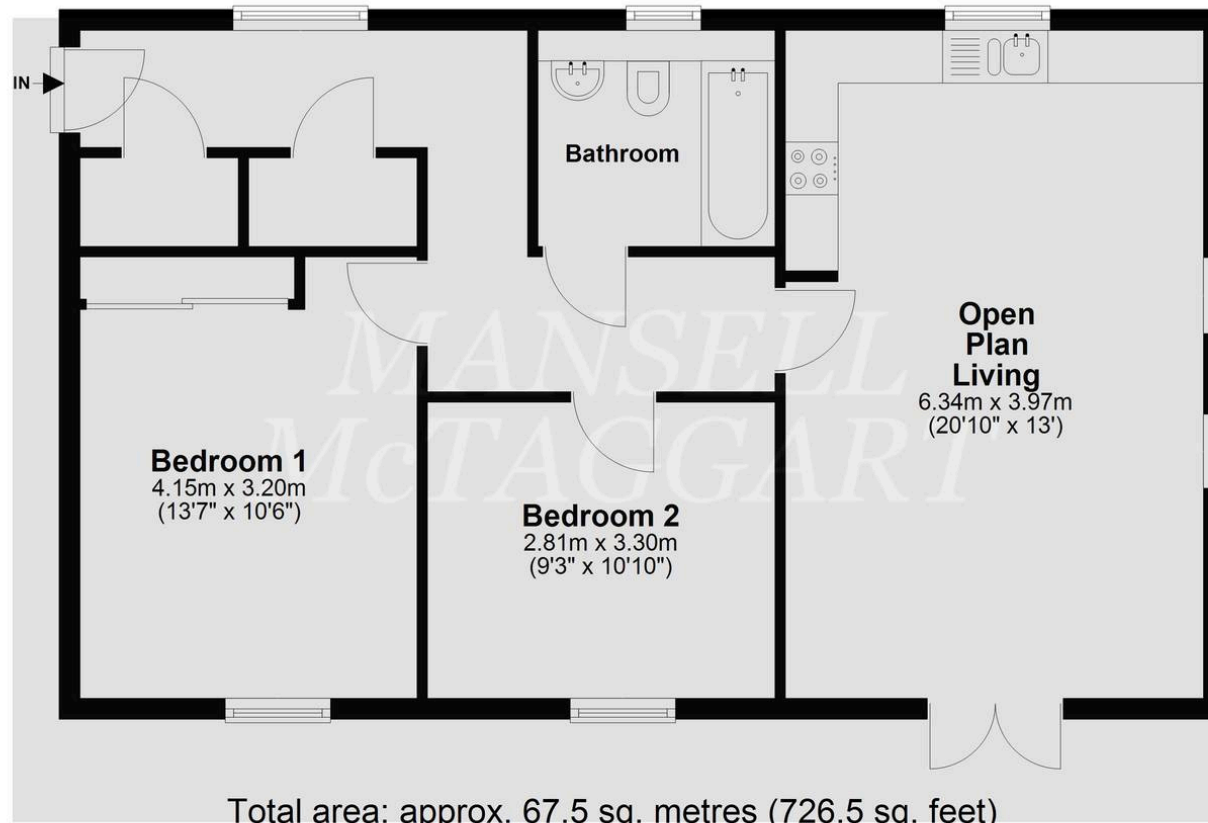
Monthly Rent Payment – £504.07

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



## First Floor

Approx. 67.5 sq. metres (726.5 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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