



Harrier Court, Bristol Close, Pound Hill  
£260,000

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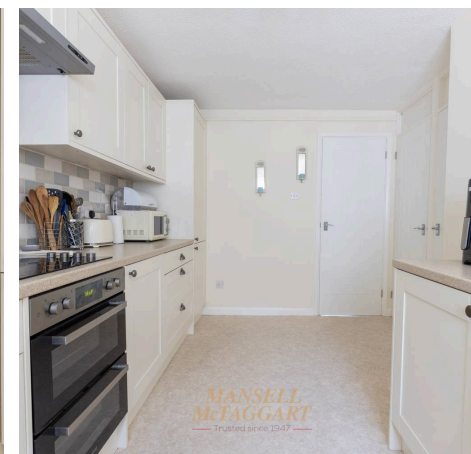
- COMPLETE ONWARD CHAIN
- Ground floor
- Two double bedrooms with built-in storage
- Communal parking
- Private front garden
- Recently replaced double glazed windows
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

A well-presented 2 double bedroom, ground floor maisonette situated in a convenient location in Pound Hill, close to amenities and within walking distance of Three Bridges mainline railway station.

The property which has been upgraded by the present owners comprises entrance porch with direct access into the living room. Being the living room being the largest room within the property, it can comfortably hold multiple family sofas alongside a six-seater dining room table and chairs.

Heading towards the back of the maisonette, the re-fitted kitchen has two built in storage cupboards, a double oven, boiler fitted within a cupboard and a window to the rear.

The second bedroom, also located at the back of the property is a double bedroom with a built-in storage cupboard. Adjacent to this room is the master bedroom, also capable of holding a large double bed and has two built in storage cupboards.





The bathroom is fitted in a white suit, comprising of a bath with shower over, low level WC, wash hand basin and extractor fan.

Outside the property has communal parking available and a good-sized front garden being laid to lawn with pathway leading to the front door. Other benefits include gas fired central heating and double-glazed windows.

### Lease Details

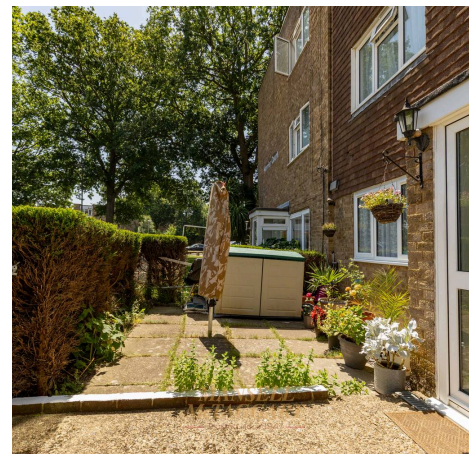
Length of Lease: 111 years remaining (2026)

Annual Service Charge – £250

Service Charge Review Period – April

Annual Ground Rent – £10

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



## Ground Floor

Approx. 70.8 sq. metres (761.9 sq. feet)



Total area: approx. 70.8 sq. metres (761.9 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.

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