



Choda House, Commonwealth Drive, Three Bridges

£199,000

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Choda House, Commonwealth Drive, Three Bridges

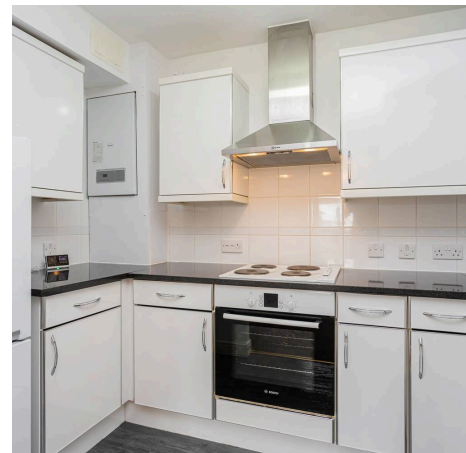
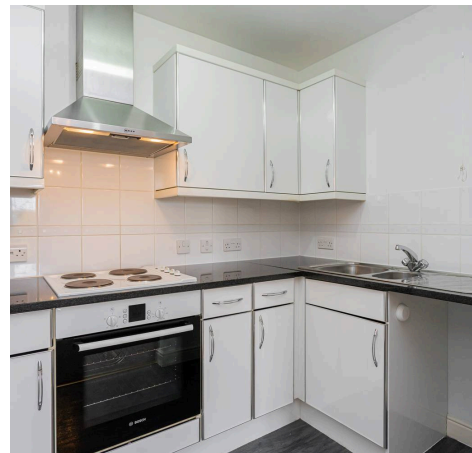
Council Tax Band 'C' and EPC 'B'

Situated in the sought-after Pembroke Park development, Choda House presents a fantastic opportunity for those looking for a comfortable and convenient living space. This larger than average top floor, age-restricted property is well presented, boasting two generously sized double bedrooms.

Upon arrival, residents are greeted with a secure entry phone system ensuring peace of mind and security. A lift provides easy access to all floors, making this property easily accessible for all.

Stepping into the property, one is welcomed by an inviting entrance hall with two generous size storage cupboards. A spacious and larger than average living/dining area with natural light flooding the room from the generous size window and ample space for a dining table and chairs along with extra furniture. The fitted kitchen is equipped with a range of wall and base units, providing ample storage space, along with provisions for a washing machine and a freestanding fridge/freezer.

The main double bedroom features a fitted wardrobe for additional storage, while the second double bedroom offers versatility as a guest room or can be utilised as a study or additional reception space. A well-appointed shower room with a convenient walk-in shower with fold down seat, toilet and wash hand basin adds to the appeal of this property. Furthermore, a separate second toilet enhances the practicality and functionality of the living space.





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Residents of Choda House will also benefit from the communal facilities that the development has to offer, including a part time site manager, laundry room, (use included within service charge), a dedicated guest suite for visitors, and meticulously maintained communal gardens with wooden decked area providing a peaceful retreat within this vibrant community. A communal lounge ideal for socialising with regular meets including; quiz night, scrabble, coffee mornings, rummikub, bowls, bingo, Christmas parties and a host of other activities should you wish to join in.

With the convenience of being within a few steps of Tesco Express, and in walking distance of Crawley town centre, Three Bridges mainline train station, and Fastway bus routes, the location of this property is unbeatable.

Available with no onward chain, this property also offers plenty of unallocated off-road parking for residents and visitors alike, making it the perfect place to call home.

N.B. the property is sold with the share of freehold with a 980 year lease, zero ground rent and water rates included within the service charge.

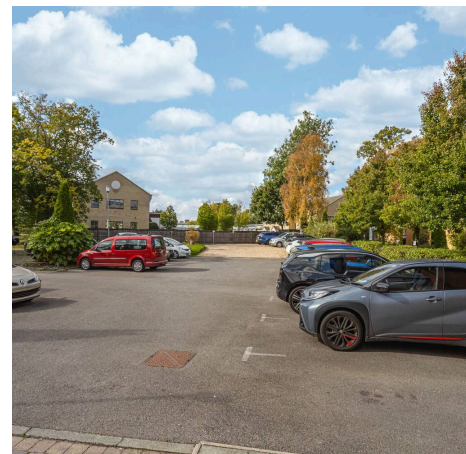
Lease Details

Length of Lease: 980 years remaining

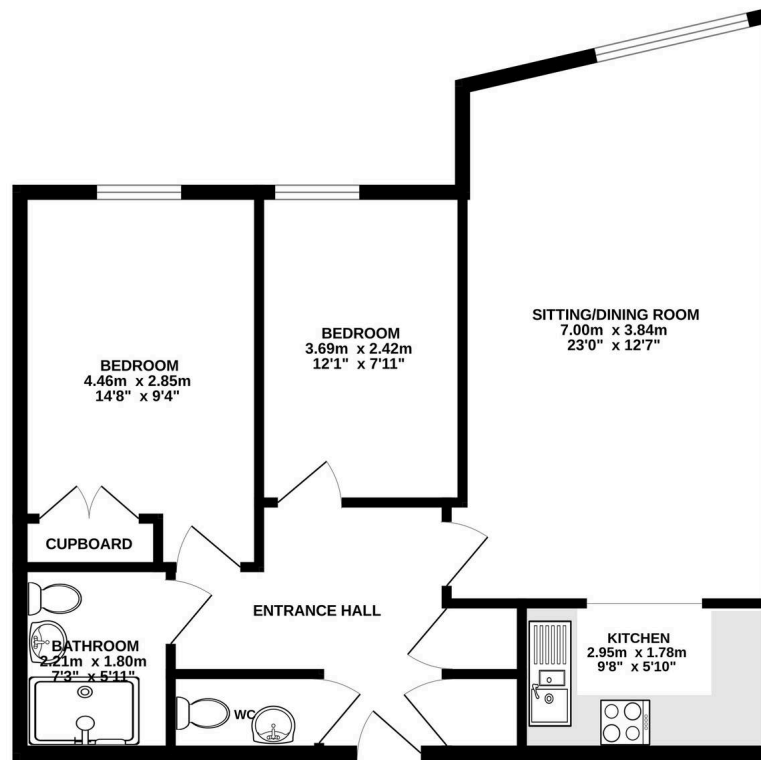
Annual Service Charge – £3,493

Service Charge Review Period – April

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



65.8 sq.m. (708 sq.ft.) approx.



TOTAL FLOOR AREA : 65.8 sq.m. (708 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.
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