



Bloomery House, West Green Drive, West Green

Guide Price £270,000 – £280,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





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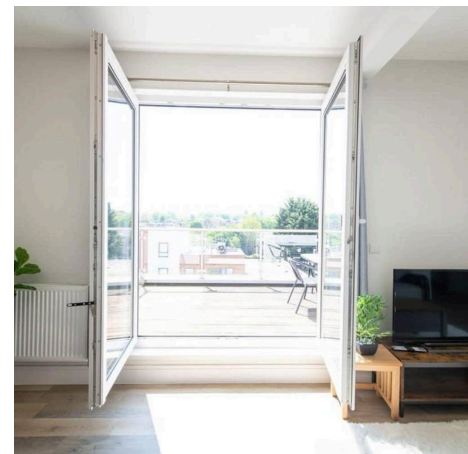
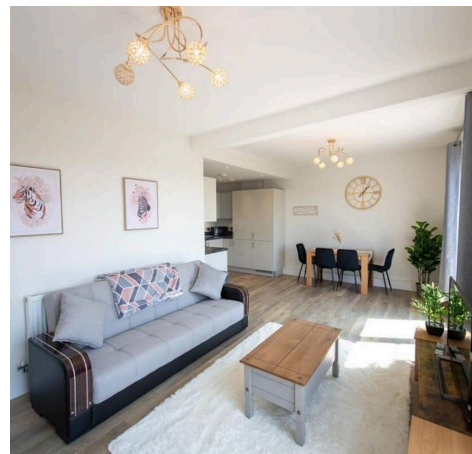
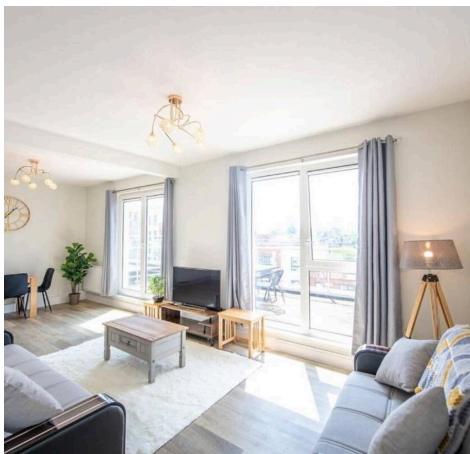
- Top floor apartment
- NO CHAIN
- 2 double bedrooms
- Large front terrace
- Rear balcony
- Two allocated parking spaces
- Walking distance from town centre
- Council Tax Band 'C' and EPC 'B'

Mansell McTaggart are introducing a well presented two-bedroom top floor apartment built by Fabrica in 2016. Situated within a short walk of Crawley town centre and Crawley train station.

Entering the communal entrance door there is a camera phone entry system providing great security for the residence. There is a lift to all floors as well as stair access.

Entering the apartment, you are greeted with a private entrance hall, large storage cupboards, additional storage cupboard and security com handset. The open plan kitchen/living room is light and airy. The kitchen is fitted with a range of wall and base units, sink unit, roll top work surfaces, integrated gas hob with cooker hood over, integrated electric oven, integrated fridge/freezer and washing machine.

The bathroom is fitted in a white suite comprising of a bath with contemporary style mixer tap and shower attachment, wash hand basin, low level WC, integrated storage.





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The master bedroom is a great size room with ample space for double bed and further storage furniture. This room also benefits from built-in wardrobes. Bedroom two is also a good size double which can also work as a home office as required.

The property benefits from a large front terrace accessed from the living area and rear balcony access from the master bedroom. Outside there are two allocated parking spaces.

The property is situated within a short walk of Crawley town centre with its extensive range of shops, restaurants, and recreational facilities. Crawley railway station (London Victoria/London Bridge approx. 35 minutes) is close by.

Lease Details

Length of Lease: 125 years from 25 March 2016

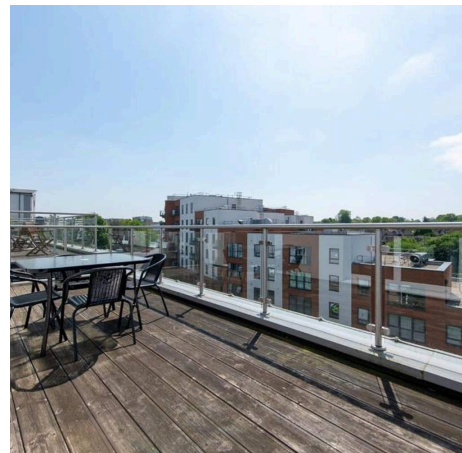
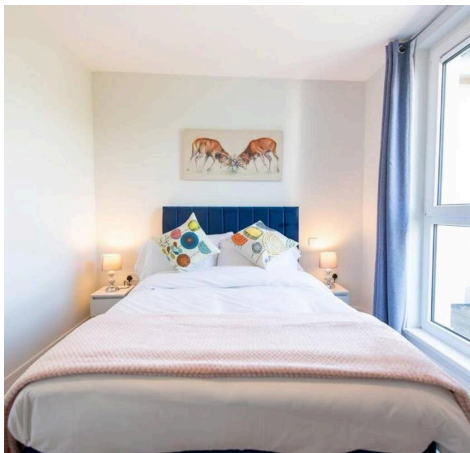
Annual Service Charge – £2,753.33

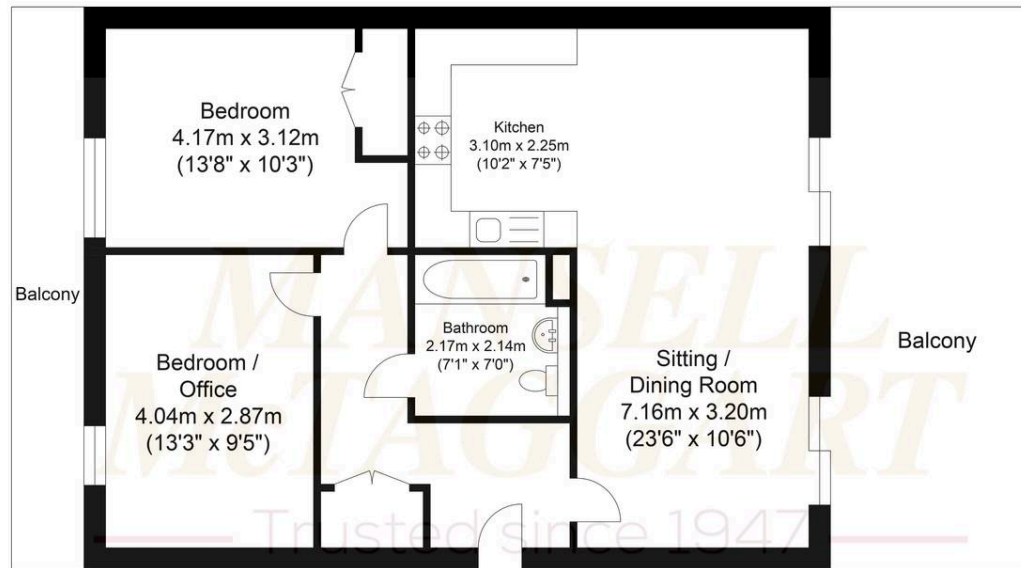
Service Charge Review Period – April

Annual Ground Rent – £300 for the first 25 years of the Term, £600 for the second 25 years of the term, £1,200 for the third 25 years of the term, £2,400 for the fourth 25 years of the term, £4,800 for the remainder of the Term.

Ground Rent Review Period – April

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





Approximate Floor Area
752.39 sq ft
(69.90 sq m)

Approximate Gross Internal Area = 69.90 sq m / 752.39 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Crawley

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