



Choda House, Commonwealth Drive, Three Bridges

In Excess of £175,000

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Choda House, Commonwealth Drive, Three Bridges

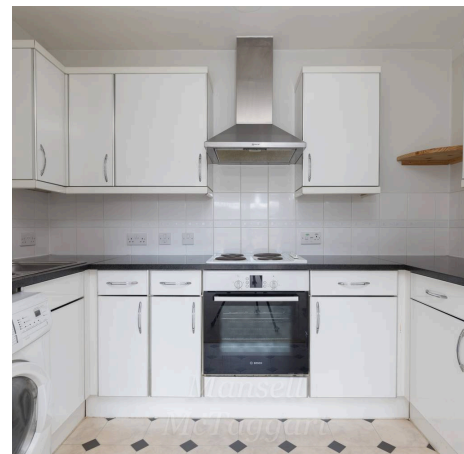
- Retirement flat for ages 55 years and over
- Top floor apartment with lift access to all floors
- Situated to the rear of the block
- Bright and airy open plan living and kitchen area
- Two bedrooms
- Shower room and separate cloakroom
- Communal residents parking to rear
- Council tax band 'C' & EPC 'C'

A bright and airy top floor apartment with views to the quieter rear aspect of the block, suitable for anyone aged 55 years and over and positioned within close proximity of the town centre. No onward chain.

The building is accessed via a secure entry system with lift access to all floors. The ground floor benefits from a communal laundry room, house managers office, guest suite and bathroom and the communal lounge area for socialising. Each flat has emergency pull chords which provide 24/7 access to 'Careline' which provides immediate response/assistance.

Heading to the top floor and upon entering the flat, there is a spacious hallway with access to all rooms as well as loft for storage and two useful cupboards.

On the left is the particularly bright and airy, open plan living/dining and kitchen area. There is a lovely, almost floor to ceiling window facing the peaceful rear aspect allowing natural light to flood through the room. There is ample space for sofas and a small dining table and chairs beside the kitchen.



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The kitchen is fitted with wall and base units finished in a white gloss with integrated electric oven with extractor hood over and space for further white goods.

The main bedroom is a generous double room with built in double wardrobes, which also houses the wall mounted boiler. Bedroom two is a large single/small double room. Both bedrooms also overlook the rear aspect.

The shower room is fitted in a white suite and comprises of a shower cubicle with wall mounted shower unit, low level WC and wash hand basin. In addition, there is a separate cloakroom for guests, which comprises of a low level WC and wash hand basin.

Outside, there are well maintained communal grounds with perimeter hedging and access doors into the building from the front and rear. The parking is to the rear and is communal parking for all residents.

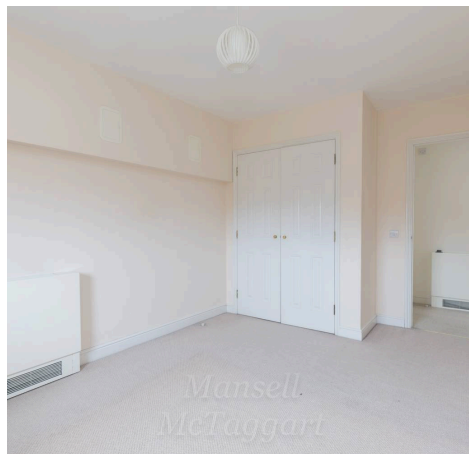
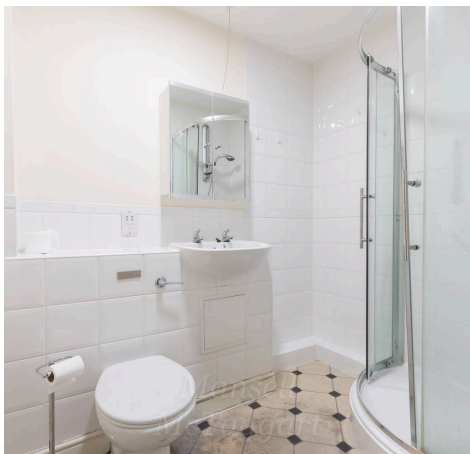
Lease Information:

Lease – 998 year lease from 24/06/2007 – 980 years remaining

Ground Rent – £0 per annum

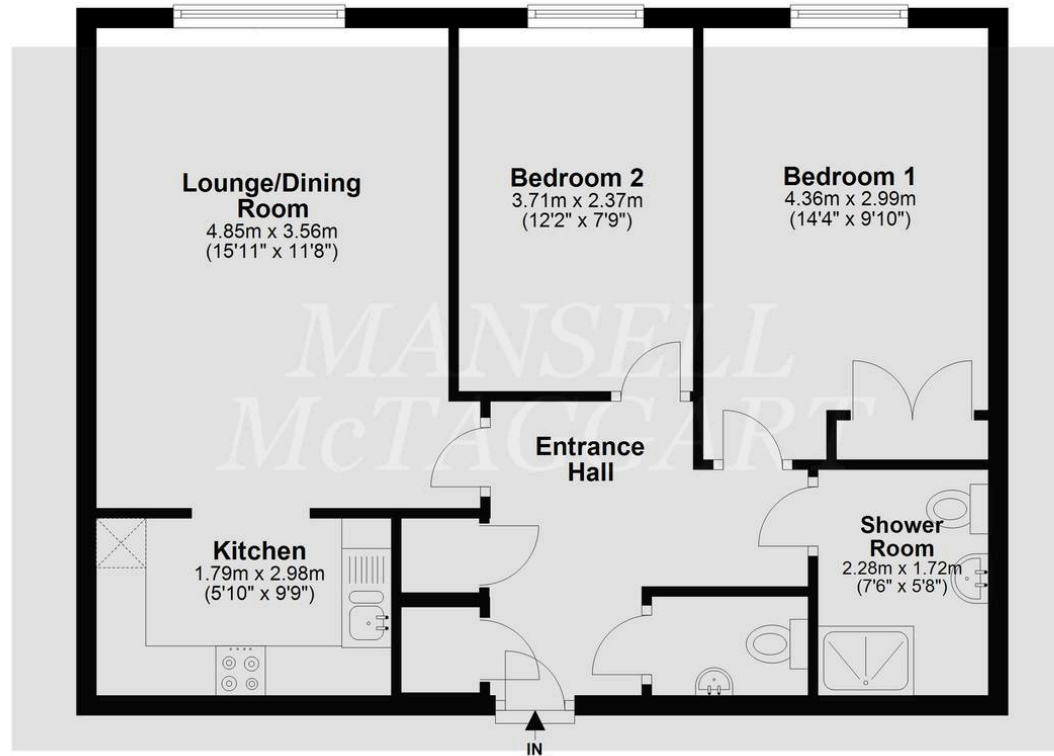
Service/Maintenance Charges – £3,493 per annum

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



Second Floor

Approx. 60.8 sq. metres (654.7 sq. feet)



Total area: approx. 60.8 sq. metres (654.7 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 purchaser.

Plan produced using PlanUp.

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