



Page Court, Commonwealth Drive, Three Bridges

In Excess of £200,000

**MANSELL
McTAGGART**
— Trusted since 1947 —



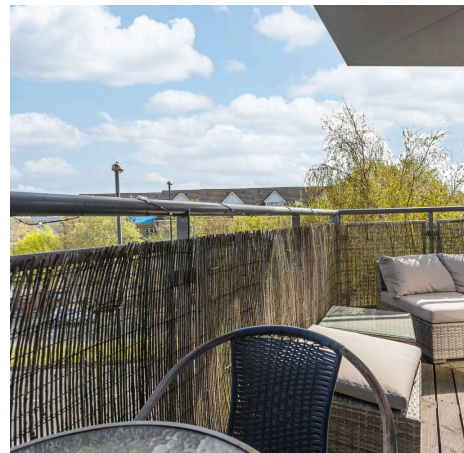


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- Top floor flat
- One bedroom
- Walking distance to Three Bridges station and Crawley town centre
- Fitted kitchen with integrated oven and hob
- Living room with ample space for dining table and chairs
- Good size balcony
- Allocated underground parking
- Bright and spacious throughout
- Council Tax Band 'B' and EPC 'C'
- NO ONWARD CHAIN

A well presented and spacious, double bedroom, top floor flat located within the popular Pembroke Park development. The property offers spacious accommodation throughout and features a generous size balcony, allocated parking space and no onward chain.

The building is accessed via a secure entry phone telecom system with stairs and lift to all floors. Upon entering the property you are greeted by a hallway with doors to all rooms and a two storage cupboards. A bright and spacious open plan living room/kitchen with well-proportioned living area for furniture, including a dining table and chairs. Floor to ceiling windows allow plenty of natural light to enter the property with access leading out to the balcony.





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The fitted kitchen offers a range of wall and base units, integrated appliances including washing machine, electric oven, hob and extractor hood over and space for a freestanding undercounter fridge and freezer. A main bedroom with ample space for wardrobes, and a bathroom with a panelled enclosed bath with shower and glass shower screen, low level WC and wash hand basin.

Externally, the property benefits from a balcony, an allocated underground parking space, extra parking permit and a visitors permit. Pembroke Park offers plenty of attractive communal gardens, Tesco Express, a dentist and a beauty salon. The property is also located within a short walk of Three Bridges mainline train station and Crawley town centre. Bus stops are located just outside the development with busses every 10 minutes direct to Gatwick Airport via the Fastway service. NO ONWARD CHAIN.

Lease Details -

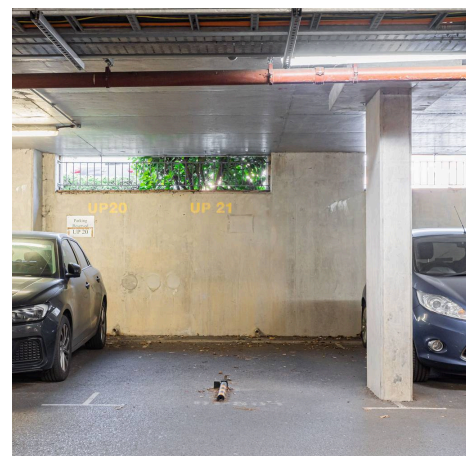
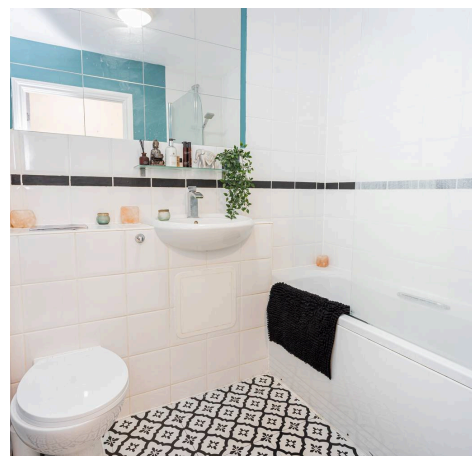
Length of Lease: 125 years from 24 June 2007

Annual Service Charge - £3,008

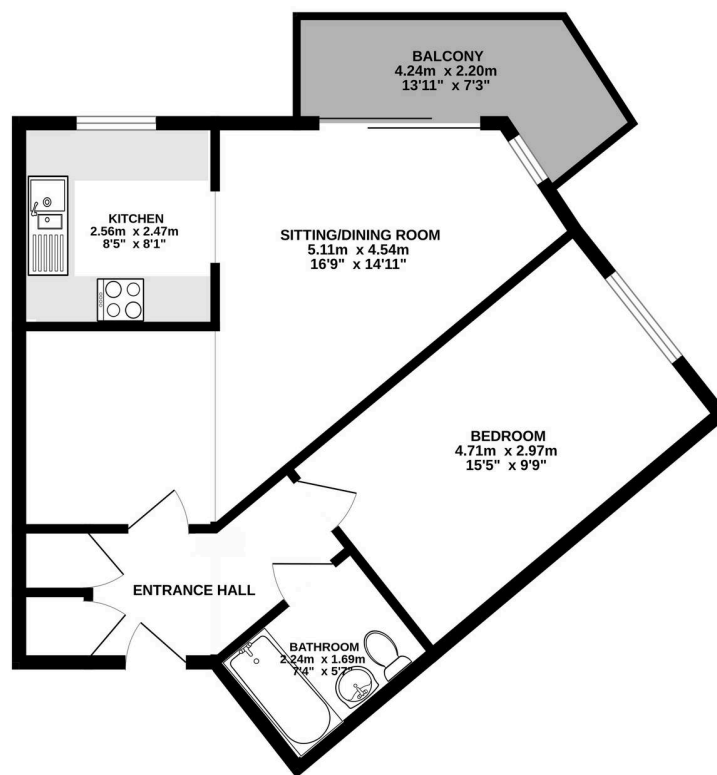
Service Charge Review Period - April

Annual Ground Rent - £200

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



GROUND FLOOR
50.8 sq.m. (546 sq.ft.) approx.



TOTAL FLOOR AREA: 50.8 sq.m. (546 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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Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.