



Buttermere Court, Grayrigg Road, Maidenbower  
£250,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —





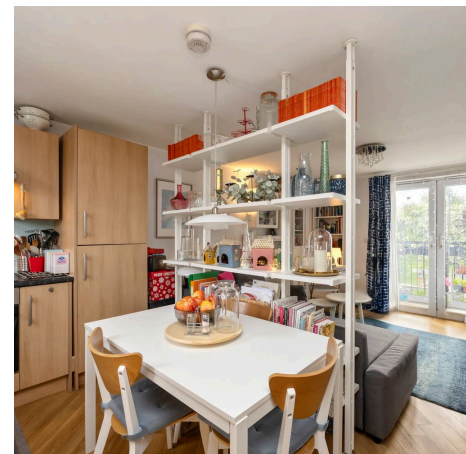
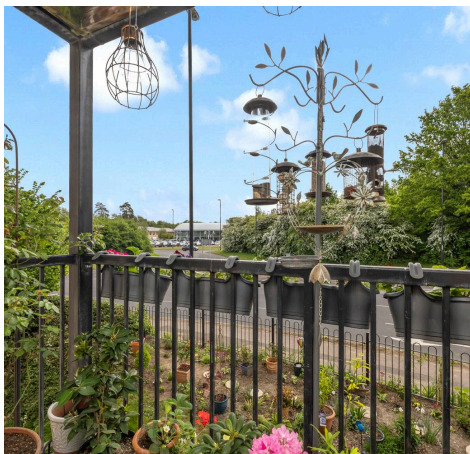


- First floor apartment located in the desirable district of Maidenbower
- Spacious hallway with storage
- Open plan living/dining/kitchen area
- Two double bedrooms
- En-suite shower room and guest bathroom
- Balcony accessed via living area
- Allocated parking and visitor parking bays
- Council Tax Band 'C' and EPC 'tbc'

Situated in the sought-after district of Maidenbower, this first floor apartment boasts two double bedrooms, an en-suite shower room, open plan living, balcony, allocated parking and over 100 years remaining on the lease.

Upon entry, you are greeted by a spacious hallway boasting ample storage facilities ideal for keeping belongings neatly tucked away with access to all rooms and a window allowing in plenty of natural light.

The heart of the home lies in the open plan living/dining/kitchen area, offering a seamless flow of space for both relaxation and entertainment. Natural light filters through the dual aspect windows, highlighting the contemporary finishes and sleek design elements. Step through the sliding doors onto the balcony, where you can unwind and take in some fresh air.







The two double bedrooms provide comfort, with the master bedroom featuring an en-suite shower room for added convenience comprising of a shower cubicle, wash hand basin and low level WC. A guest bathroom serves the secondary bedroom and visitors alike, which is fitted in an attractive white suite comprising of a panelled bath with shower unit over, pedestal wash hand basin, low level WC and opaque window.

Outside, residents will appreciate the convenience of an allocated parking space as well as visitor parking bays for guests, ensuring hassle-free arrivals and departures.

The property benefits from well-maintained outside space, enhancing the overall appeal of the residence. Communal areas are thoughtfully landscaped and there is further bin storage and bike storage.

#### **Lease Details**

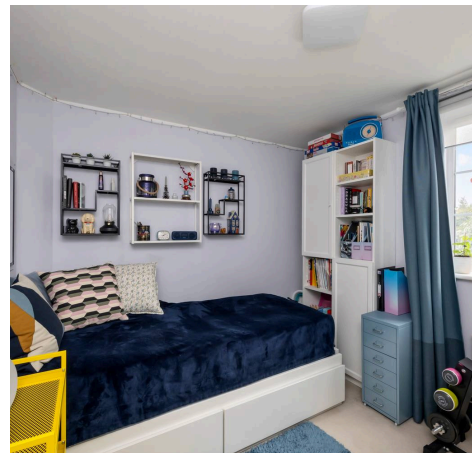
Length of Lease: 125 years from 1 January 2009

Monthly Service Charge – £232

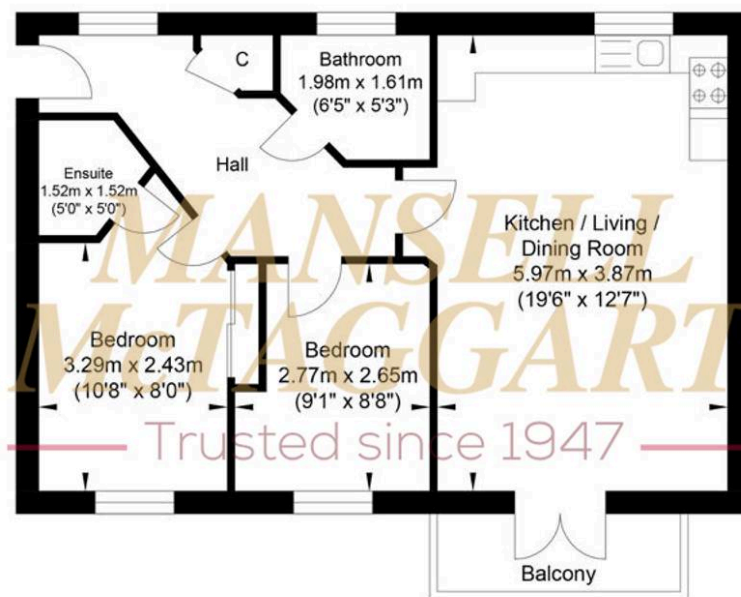
Service Charge Review Period – April

Annual Ground Rent – £250

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



## Grayrigg Road



Ground Floor  
Approximate Floor Area  
589.96 sq ft  
(54.81 sq m)

Approximate Gross Internal Area = 54.81 sq m / 589.96 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Crawley

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