



Milton Mount, Pound Hill, Crawley, West Sussex, RH10 3DX

£185,000 - £195,000 Guide price

- Two bedroom fourth floor flat
- Set in stunning, well kept grounds
- Just one mile to Three Bridges train station
- Spacious lounge / dining room
- Double glazed; radiator heating
- No onward chain
- Security entry phone system
- Ample communal parking
- EPC rating C

Property Description

Offered for sale via Homes Partnership with no onward chain is this two double bedroom flat, set within stunning, well kept grounds at Worth Park. The property is located on the fourth floor and comprises an entrance hall, a spacious lounge / dining room, kitchen with built in oven and hob, two double bedrooms, bathroom fitted with a white suite and a separate WC. There is a walk in store cupboard. The property benefits from double glazing throughout, radiator heating and a security entry phone system. Conveniently located just one mile from Three Bridges train station, this would be a great home for a young couple or family with schools, amenities and lots of green space surrounding the property. There is plenty of communal parking. We would urge a viewing to see if this could be the home for you.

COMMUNAL ENTRANCE Security entry phone intercom. Communal doors opening to foyer. Lifts and stairs to all floors. Personal front door on fourth floor opening to:

ENTRANCE HALL Security entry phone receiver. Cupboard. Door to walk in store. Doors to both bedrooms, bathroom, separate WC and:

LOUNGE / DINING ROOM 19' 8" x 10' 3" (5.99m x 3.12m) approximate. Two radiators. Window. Door to:

KITCHEN 9' 0" x 8' 8" (2.74m x 2.64m) approximate. Fitted with a range of wall and base level units incorporating a single bowl, single drainer, stainless steel sink unit with mixer tap. Built in oven and hob. Space for fridge / freezer and washing machine. Two larger cupboards.

BEDROOM ONE 14' 4" x 8' 8" (4.37m x 2.64m) approximate. Radiator. Window.

BEDROOM TWO 13' 6" x 8' 8" (4.11m x 2.64m) approximate. Radiator. Window.





BATHROOM Fitted with a white suite comprising a bath with shower over and a wash hand basin with vanity cupboard below. Extractor fan.

SEPARATE WC Fitted with a low level WC.

OUTSIDE

PARKING There is plenty of communal parking.

COMMUNAL GROUNDS The property is located on the edge of Worth Park which consists of formal gardens, a tennis court and a lake. There is plenty of space for picnics, exercise and social gatherings when the sun shines.



USEFUL INFORMATION

MAINS SERVICES Gas / Electric / Water / Drainage

TRAVELLING TIME TO STATIONS

Three Bridges By car 5 mins On foot 19 mins - 1 mile
(source google maps)

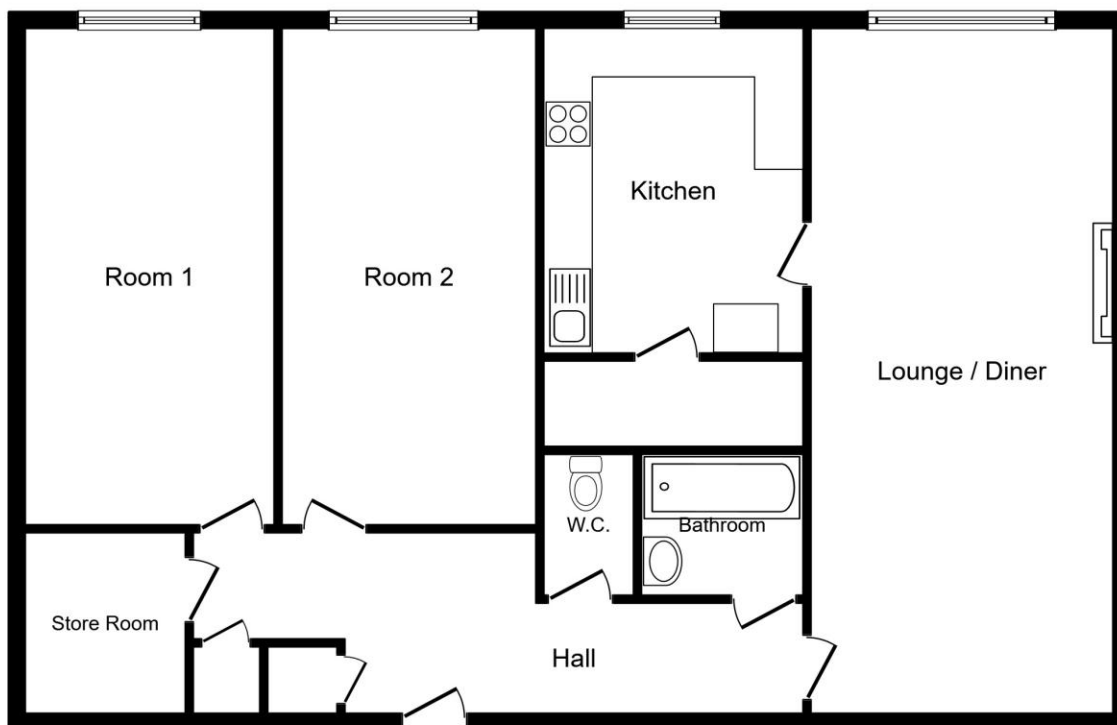
AREA INFORMATION

The ever popular Pound Hill is located on the east of Crawley and is bordered by Three Bridges and Manor Royal to the west and Maidenbower to the south. It is one of the largest local neighbourhoods and has a variety of housing from first time buyer flats to executive detached houses approaching £1,000,000. There are two parades of shops, three pubs, three churches and surgeries in the area. Schooling includes an infant school, junior school, primary school and large parts of the neighbourhood fall within the catchment area of Hazelwick School in Three Bridges. There is a bowls club, and Worth Park Gardens offer formal gardens and lake, croquet lawn and tennis court; some of the beautiful trees in the gardens date back to the original planting in the 1840s! Pound Hill is serviced by the Metrobus routes and Three Bridges mainline train station is easily accessible with fast and direct routes to London and Brighton.

INFORMATION FOR INVESTORS

Anticipated rental value	£995
Anticipated gross yield	6.45%





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Vendor's comments

I brought the property in 2002 as an investment. I have had no problem letting out the property as the rooms are very spacious - giving two good sized bedrooms and a nice, light lounge. My recent tenants have been in the property for a good number of years and have maintained it well as a home. It is very much a place not to be judged by the outside look but almost like a magic Tardis as its inside features are very attractive. The grounds of the property are spectacular and well maintained. I have found the ground rent to be minimal and never increased and the service charges have always been reasonable. I had a health scare at the beginning of this year and decided that it was time to sell up and use the money on some well-earned travel.

LEASE DETAILS

Maintenance Charge £729.93 estimated for 2021-2022
Ground rent per annum £10.00
Length of lease: 125 years from 02/11/1982

TENURE

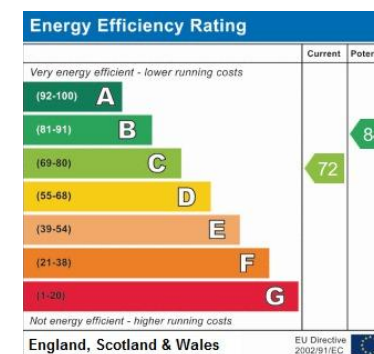
Leasehold

NB: We understand that there is an ongoing consultation with the freeholder (Crawley Borough Council) regarding potential future works. More details are available upon request

COUNCIL TAX BAND C £1,724

NB: The banding of a dwelling which has had improvements which increase its value cannot be re banded until it is next sold. If you are considering buying a property which has been extended since 1993, you should be aware that the council tax band can be increased after the sale has taken place.

SERVICES TO PURCHASERS: As part of our service we will offer to introduce you to our preferred suppliers for conveyancing, surveys, removals, insurance and/or mortgages and we hereby declare that we may receive referral fees for any services arranged as a result of our introduction. How much we receive varies but typically this is as follows: Mortgages & insurance £100 - £250 | Surveys - £100 | Removals 5% of cost | Conveyancing £200 - £300. Suppliers generally pay referral fees to all introducers for marketing services.



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