



Commonwealth Drive
Three Bridges, West Sussex RH10 1AY

£149,950

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Exclusively available to over 55's - Astons are delighted to market this bright and airy two double bedroom first floor apartment situated within the highly desirable retirement block 'Choda House', Pembroke Park, situated within walking distance of Three Bridges mainline train station and the town centre. Inside this property features a generously sized lounge/dining room, two double bedrooms, a shower room, an additional cloakroom, a refitted gas fired boiler and ample storage. Warden on call, communal lounge and laundry facilities. There is also visitors accommodation available and an allocated parking space. This property is offered to market with no onward chain. EPC Rating B (84).

Hallway

Personal front door, radiator, coving, airing cupboard, storage cupboard, doors to:

Cloakroom

Suite comprising a wc, hand basin with tiled splashbacks, radiator, extractor fan.

Living/Dining Room

Double glazed window to the front, radiator, feature fireplace with electric fire, open through to:

Kitchen

Range of base and eye level units with work surfaces over and matching splash backs, inset one and a half bowl sink unit with a mixer tap and drainer, built in oven with a hob over and a stainless steel extractor hood above, space for a fridge/freezer and dishwasher, extractor fan.

Bedroom One

Double glazed window to the front, radiator.

Bedroom Two

Double glazed window to the front, radiator.

Showerroom

Suite comprising a corner shower cubicle, pedestal hand basin, wc with a concealed cistern, heated towel rail, extractor fan.

Communal Lounge

There is a large communal lounge

located on the ground floor which has double doors to a decked outside seating area and grounds.

Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice. Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.

Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification

verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.



