



Commonwealth Drive
Three Bridges, RH10 1AR

£220,000

Welcome to this charming property located on Commonwealth Drive in the picturesque Three Bridges area. This delightful flat boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms and two bathrooms, there is ample space for a small family or professionals looking for a comfortable living arrangement.

Situated in a convenient location, this property offers easy access to local amenities and transport links, making daily commutes a breeze. The flat also comes with parking for one vehicle, ensuring you never have to worry about finding a spot after a long day.

Whether you're looking for a new home or a savvy investment opportunity, this property has the potential to cater to your needs. Don't miss out on the chance to make this lovely flat your own in the heart of Three Bridges. Contact us today to arrange a viewing and experience the charm of this property for yourself.



Hallway

Front door, storage cupboard with boiler, cupboard housing water tank, doors to:

Lounge/Dining Room

Double glazed patio doors to the balcony with wood flooring and railing space for a table and chairs radiator, open to:

Kitchen

Rangebase and eye level units with work surfaces over and tiled splash backs, built in stainless steel oven with a hob over and extractor hood above, space for a fridge/freezer and washing machine, extractor fan.

Bedroom One

Two double glazed windows to the front, two radiators, door to:

En-Suite Shower Room

White suite computer a shower cubicle with a mixer shower unit, hand basin with a mixer tap , wc with a concealed cistern, part tiled walls, radiator, extractor fan.

Bedroom Two

Double glazed window to the front, radiator.

Bathroom

White suite comprising a panel enclosed bath with a mixer tap and mixer shower unit over and glass screen, hand basin with a mixer tap, wc with a concealed cistern, part tiled walls, extractor fan, radiator.

Parking

The property comes with an underground parking space.



Communal Bike Store

Located on the ground floor is a locked bike store.

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

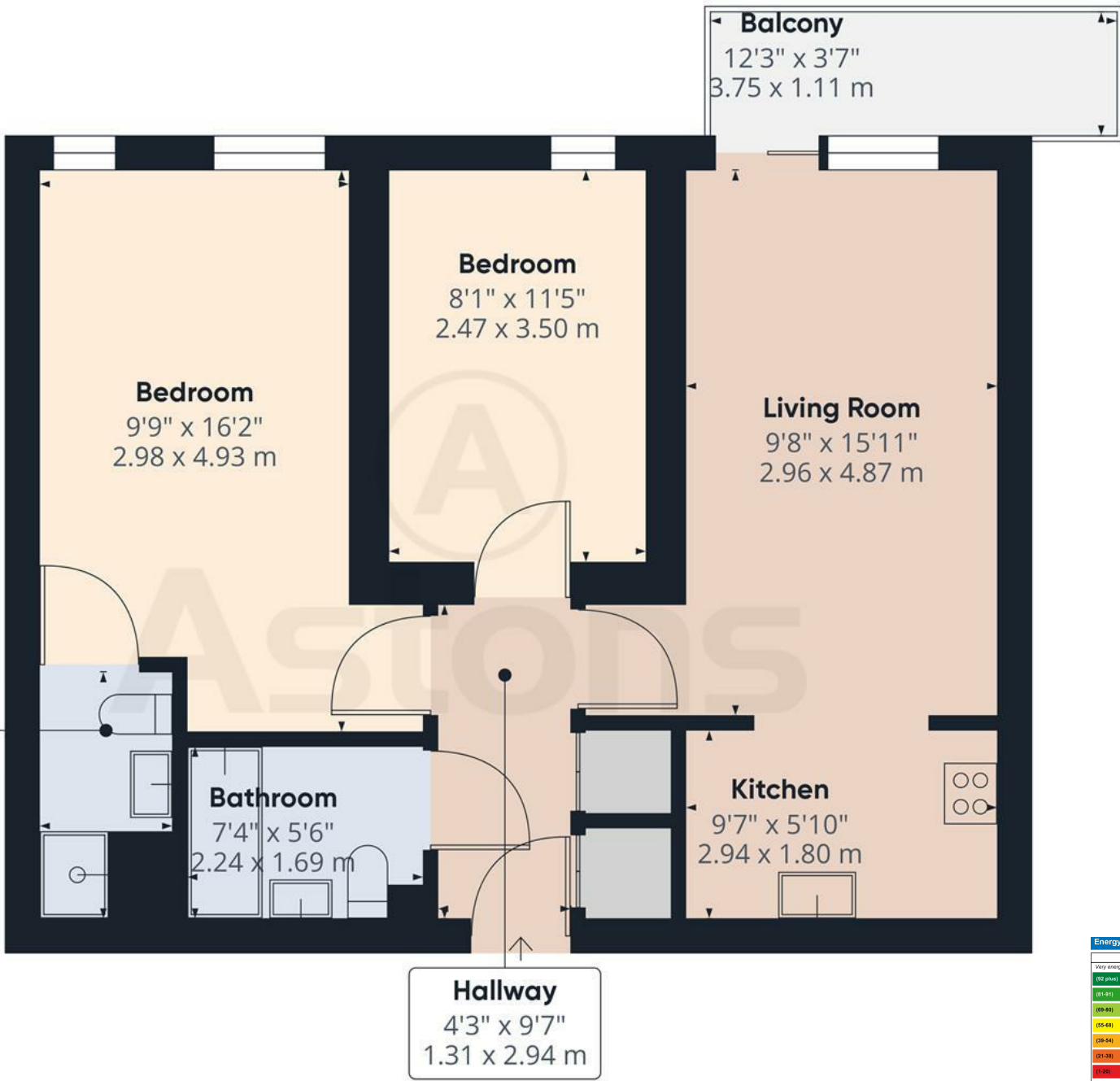
Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 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.







Approximate total area⁽¹⁾

603.32 ft²
56.05 m²

Balconies and terraces

44.45 ft²
4.13 m²

(1) Excluding balconies and terraces

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	