



**Commonwealth Drive**  
**Three Bridges, RH10 1AN**  
**£102,500**

An opportunity to purchase a 50% share of this well presented one bedroom flat situated on the seventh floor with far reaching views. This charming flat offers a perfect blend of comfort and convenience. Ideal for individuals or couples, the property features a well-appointed bedroom that provides a peaceful retreat after a long day. The flat boasts a spacious reception room, perfect for entertaining guests with a balcony with seating space.

The property further benefits from gas radiator heating, modern bathroom suite and fitted kitchen with integrated oven and hob. Outside the property has an allocated parking space to the front and further visitor parking permit.

Situated in a vibrant community, residents will enjoy easy access to local amenities, including shops, cafes, and parks, making it an ideal location for modern living. With excellent transport links nearby, commuting to surrounding areas is both straightforward and efficient.

This flat is a wonderful choice for anyone looking to embrace a comfortable and convenient lifestyle in a sought-after location. Don't miss the chance to make this delightful property your new home.

## Commonwealth Drive, Three Bridges, RH10 1AN

### Hallway

Front door, radiator, intercom entry system, cupboard housing the gas fired combi boiler, further storage cupboard, doors to:

### Lounge

Double glazed French casement doors to the balcony which is railed and offers space for a bistro table and chairs, radiator, open to:

### Kitchen

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

### Bedroom

Double glazed window, radiator.

### Bathroom

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

### Parking

The property has an allocated parking space located to the front of the building. It also comes with a permit for the pp spaces.

### Shared Ownership

The property is offered for sale with a 50% share the remainder being liable for a rent payment currently £247.00 per month to Moat Housing.

### 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.

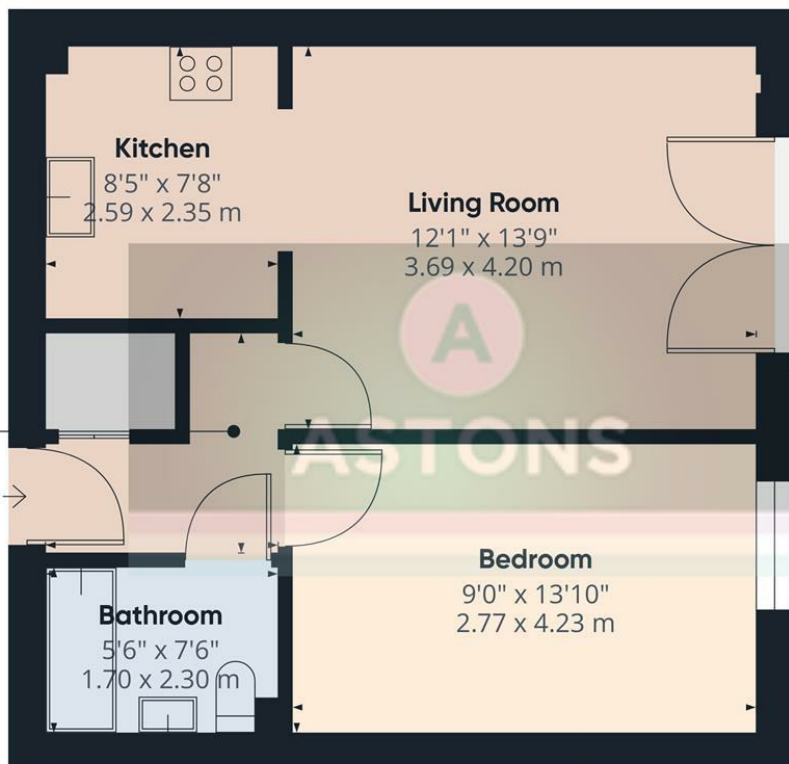
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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.





Approximate total area<sup>m</sup>

463 ft<sup>2</sup>  
43 m<sup>2</sup>

Balconies and terraces

30 ft<sup>2</sup>  
2.8 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	78
EU Directive 2002/91/EC		

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