



Commonwealth Drive
Three Bridges, RH10 1AN

£205,000

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A 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.

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.

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

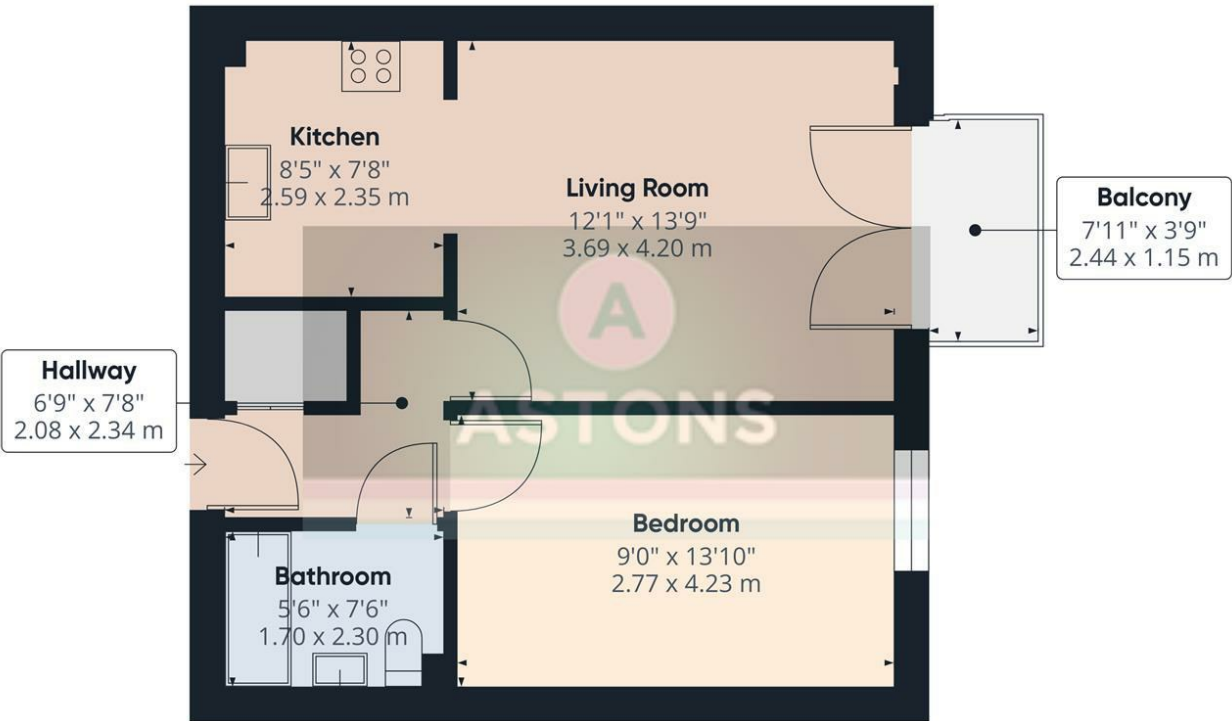
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.

Anit 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.





Approximate total area⁽¹⁾
463 ft²
43 m²

Balconies and terraces
30 ft²
2.8 m²

(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.

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