



## Grove Court, Three Bridges, Crawley, RH10 1BY

Welcome to Grove Court, Crawley - a charming modern apartment that could be your perfect first home or a lucrative investment opportunity.

This delightful property boasts a spacious reception room, open plan to a large kitchen area. The bedroom is a double size with built in wardrobe hanging cupboards, while the large bathroom with a separate shower provides a touch of luxury.

Built in 2008, this apartment is situated on the ground floor with french doors that open up to a communal garden, perfect for enjoying a morning coffee! The radiator heating ensures you stay warm and comfortable throughout the year along with the double glazed windows.

Conveniently located within walking distance of Three Bridges Station, commuting will be a breeze. Whether you're a first-time buyer looking for a starter home or an investor seeking a promising property, this apartment ticks all the boxes.

Don't miss out on the opportunity to make this modern apartment in Grove Court your own - schedule a viewing today and envision the possibilities that await you in this lovely abode.

**£200,000 Leasehold**

# Grove Court, Three Bridges, Crawley, RH10 1BY



- 1 Double Bedroom Ground Floor Apartment
- Fitted Kitchen
- Large Bathroom with separate shower
- French doors opening onto Communal Gardens
- Radiator Heating & Double Glazed Windows
- Walking distance of Three Bridges Station
- No Chain
- Ground Rent £200 pa
- Service Charge £1519 pa

Entrance Hall

Living Room / Kitchen  
25'7" x 12'2" (7.82 x 3.73)

Bedroom  
11'9" x 9'3" (3.60 x 2.83)

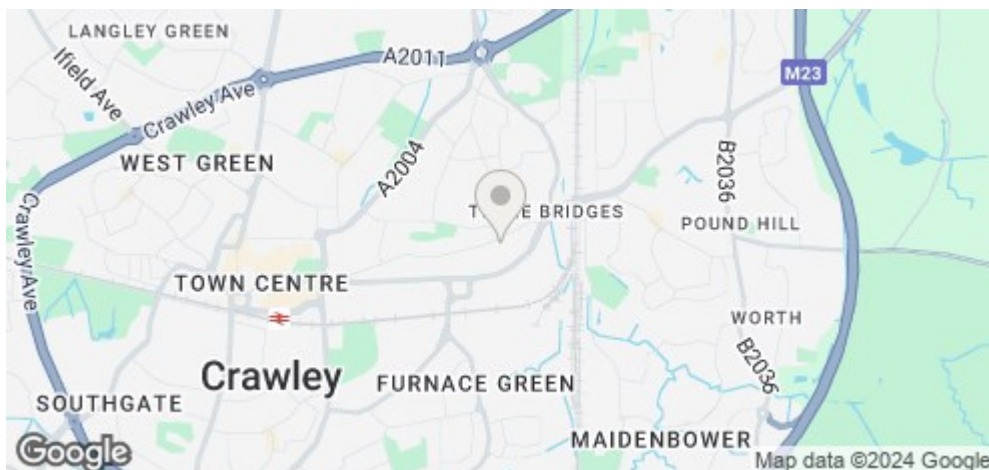
Bathroom  
8'11" x 7'0" (2.74 x 2.14)

Outside

Communal Gardens

Allocated parking Space

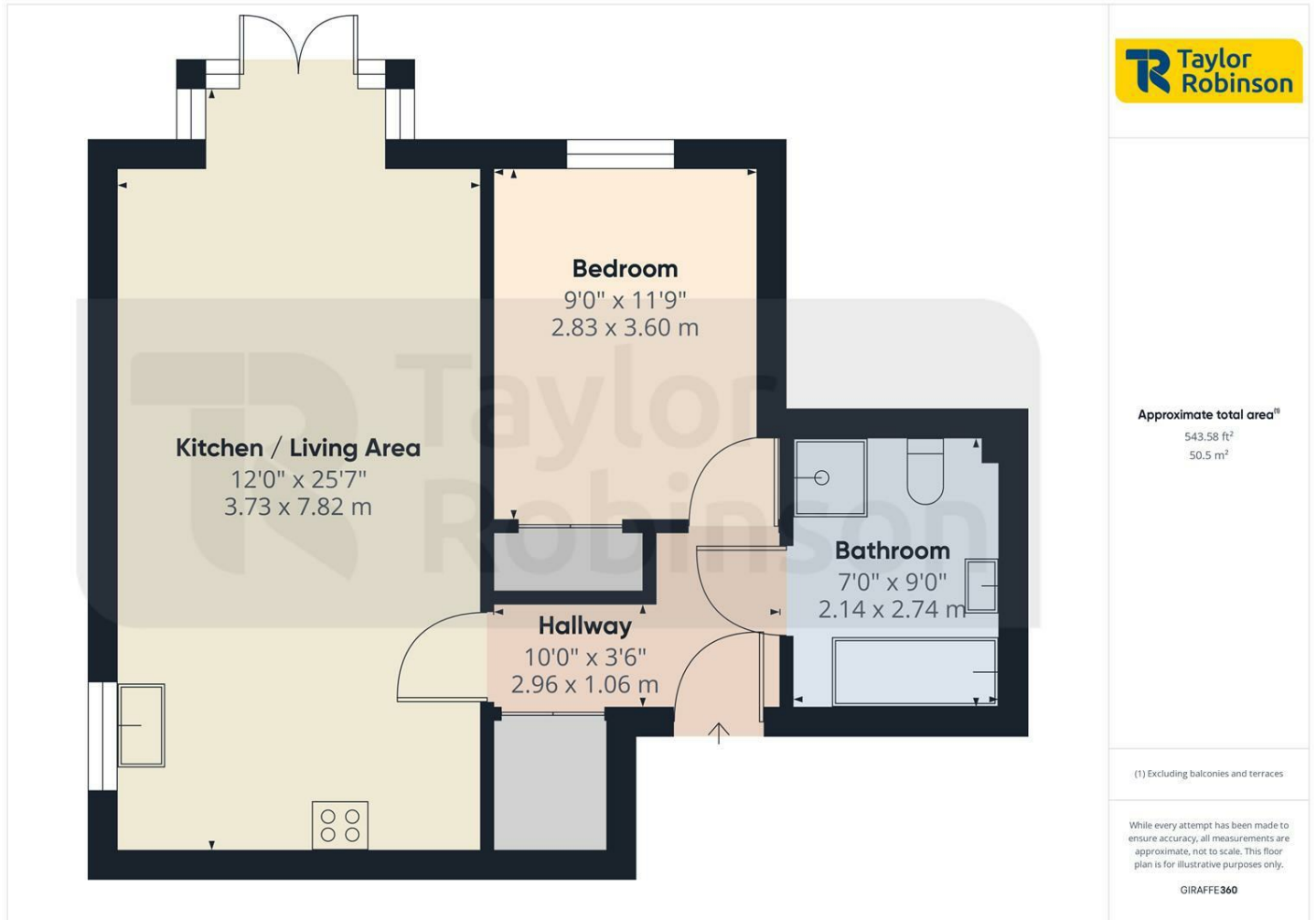
## Council Tax Band: B







# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Branch Address: 2 Brittingham House Orchard Street, Crawley, West Sussex, RH11 7AE**

**Tel: 01293 552388**

**Email: sales@taylor-robinson.co.uk**

**www.taylor-robinson.co.uk**

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	