



**Taylor  
Robinson**



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## Commonwealth Drive, Three Bridges, Crawley, RH10 1AJ

Welcome to this modern apartment located in the desirable area of Pembroke Park, Three Bridges, Crawley. This well-presented property boasts two spacious double bedrooms, making it an excellent choice for first-time buyers or investors seeking a promising opportunity. As you enter, you will find a bright and inviting reception room that serves as the perfect space for relaxation or entertaining guests. The apartment features two bathrooms, including an en suite shower room attached to the master bedroom, providing added convenience and privacy.

Situated conveniently close to the town centre, this property offers easy access to a variety of local amenities, shops, and transport links, ensuring that everything you need is just a short distance away. With no onward chain, this apartment is ready for you to move in and make it your own.

Whether you are looking to start your property journey or expand your investment portfolio, this apartment in Three Bridges is a fantastic opportunity not to be missed.

**£225,000 Leasehold**

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- No Chain
- Gas heating to Radiators & Double Glazed Windows
- Lease Term Remaining 107 Years
- 2 Bedrooms
- Allocated underground Parking Space
- Annual Ground Rent £250
- Fitted Separate Kitchen
- Close to town centre & Three Bridges Station
- Annual Service Charge £2,400

Entrance Hall	Bedroom 2
12'4" x 4'4" (3.78 x 1.34)	12'3" x 9'2" (3.74 x 2.80)
Hallway	Bathroom
10'1" x 3'7" (3.08 x 1.10)	7'6" x 5'6" (2.29 x 1.70)
Living Room	Balcony
17'5" x 14'2" (5.32 x 4.34)	Underground Allocated Parking
Kitchen	
9'1" x 7'4" (2.77 x 2.24)	
Bedroom 1	
17'3" x 9'3" (5.26 x 2.82)	
En Suite Shower Room	
9'4" x 3'11" (2.85 x 1.21)	

## Council Tax Band: C





# 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	