



Kitsbridge House, Brookhill Road, Copthorne

Offers in Region of £210,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





Kitsbridge House, Brookhill Road, Copthorne

- An attractive and well-presented one bedroom first floor flat
- Open plan living room/kitchen with integrated appliances
- Double bedroom - bathroom
- Allocated parking for one vehicle
- Electric boiler, central heating and double glazing
- Council Tax Band 'C' and EPC 'B'

Attractive and well maintained one bedroom first floor flat located in this exclusive development situated in the desirable village of Copthorne.

The flat is located centrally in the village and allows quick access to the M23 junction as well as road links to the nearby towns of East Grinstead and Crawley.

When you enter the property, you are greeted with a hallway providing plenty of space for shoes and coats, a storage cupboard, and an entry phone system.

The kitchen/living room is light and airy, with Juliet balcony windows on either side. There is plenty of space for a two-seater sofa and freestanding furniture.





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The fitted kitchen comprises Wall and base units with under unit Lighting with splashback work surfaces, stainless steel one-and-a-half bowl sink drainer, integrated hob, electric oven space for washing machine and fridge freezer with recess spotlight and vinyl flooring.

Master bedroom has built-in wardrobes, window to front and space for a king size bed.

The bathroom has a panel bath with shower screen, low-level WC, wash hand basin, ladder style heated towel rail, part walls, extractor fan, recessed spotlights and laminate flooring.

A secure telephone entry system accesses the property. The flat also comes with an allocated parking space.

There is also no onward chain.

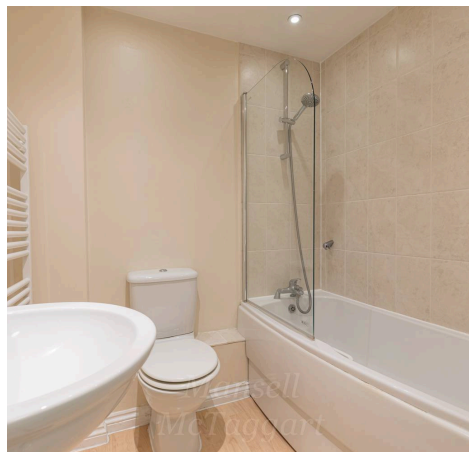
Lease Details

Length of Lease: 125 years 1st January 2005

Annual Service Charge/Ground Rent – £1,440

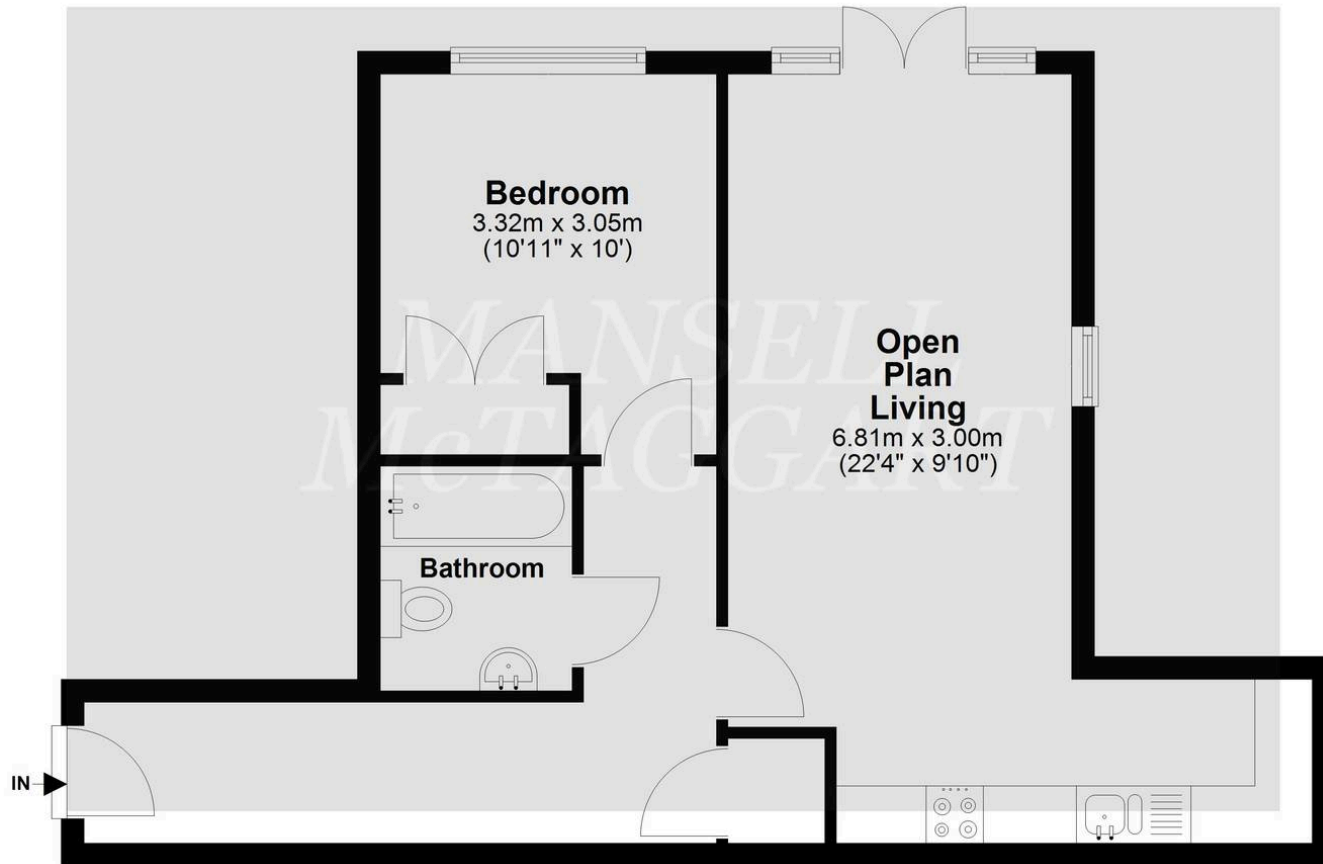
Service Charge/Ground Rent Review Period – January

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.



First Floor

Approx. 47.4 sq. metres (510.4 sq. feet)



Total area: approx. 47.4 sq. metres (510.4 sq. feet)

Mansell McTaggart Copthorne

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