



## Flat 12, Sandown Court Newbury Road, Crawley

Crawley



Guide Price £250,000 – £275,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —



## Flat 12

Sandown Court Newbury Road, Crawley

GUIDE PRICE - £250,000-£275,000

Located in the sought-after Worth area, this modern first-floor flat offers a fantastic opportunity to own a property with two spacious double bedrooms. Both bedrooms feature built-in wardrobes, with the master bedroom benefiting from an en-suite for added convenience. The family bathroom boasts a contemporary four-piece suite.

Entering the property, you are welcomed by a large entrance hall with new Oake and Gray rigid luxury vinyl flooring throughout. Leading to a generously sized lounge/diner. The lounge/diner layout includes double doors opening to a Juliette balcony, creating an airy and inviting space. The fully fitted kitchen is equipped with modern appliances, making meal preparation a breeze.

The flat also offers ample storage throughout, along with double glazing, gas central heating, and communal parking facilities. Convenience is key with this property, situated close to local shops and excellent transport links. Three Bridges train station is less than a mile away, making commuting and travel easily accessible.

Don't miss out on this modern flat in a prime location that perfectly balances comfort and convenience.

- Leasehold with 100 years remaining
- Spacious 2 double bedroom first floor flat in





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### Lease Details

Length of Lease (years remaining) – 125 years from 1st January 1999 (100 years remaining)

Annual Ground Rent Amount – £2,220 (includes the water bill)

Ground Rent Review Period – December

Annual Service Charge – £50.00

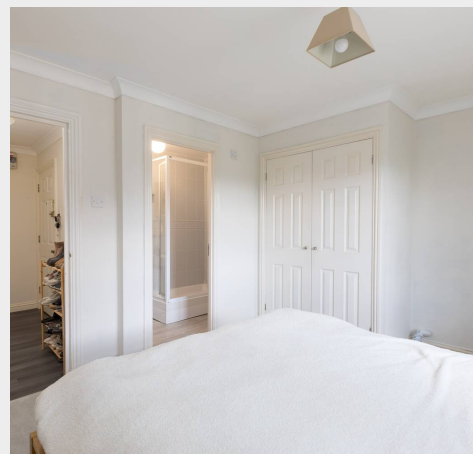
Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.

Service charge is £50 per year.

Council Tax band: C

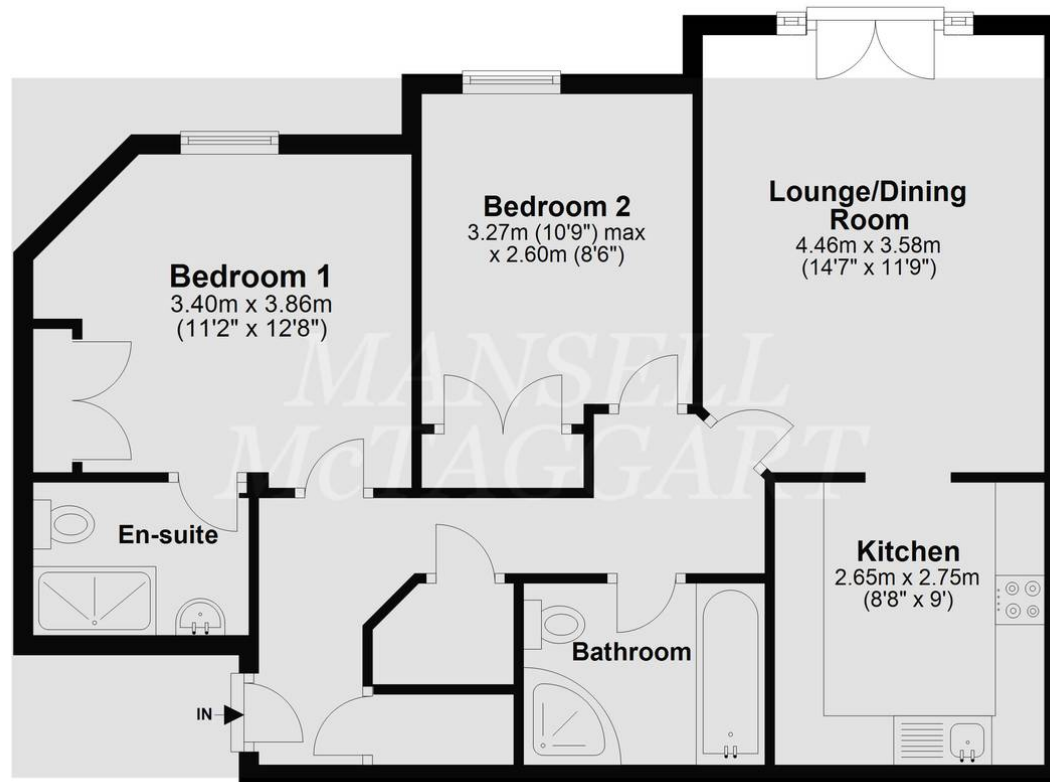
Tenure: Share of Freehold

- Leasehold with 100 years remaining
- Spacious 2 double bedroom first floor flat in Worth
- Large lounge/diner with Juliette balcony
- Walking distance to Three Bridges train station
- Communal parking
- Family bathroom and en-suite
- Redecorated throughout and new Oake and Gray rigid luxury vinyl flooring
- Council Tax Band 'C' and EPC 'B'



## Ground Floor

Approx. 65.1 sq. metres (701.2 sq. feet)



Total area: approx. 65.1 sq. metres (701.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.

## Mansell McTaggart Copthorne

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