



The Pines, Turners Hill Road, Pound Hill

Guide Price £260,000 – £270,000

**MANSELL
McTAGGART**
Trusted since 1947



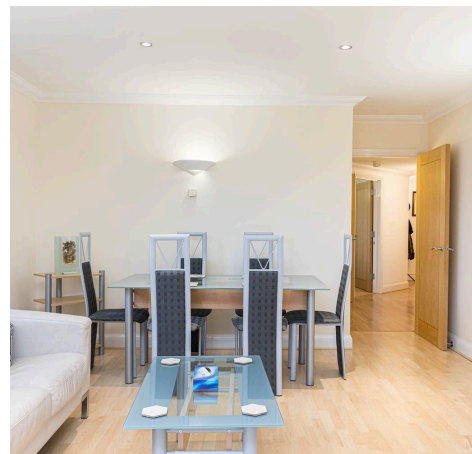


- Modern, gated development in the popular Worth district
- Easy access to motorway and Three Bridges station
- Second floor apartment
- En-suite shower room and separate bathroom
- Spacious living room with access to private balcony
- NO ONWARD CHAIN
- Council Tax Band 'D' and EPC 'B'

A generously sized two bedroom second floor apartment, benefitting from a private outside balcony and offered with no onward chain. The Pines is located within an exclusive development in the highly desirable area of Worth and just a short walk of Three Bridges mainline railway station.

Upon entering the development there are security gates leading to the residents' car park, of which you have allocation parking for one vehicle and visitor's bay. There is a secure communal entrance with secure entry phone system, well maintained marble communal area and elevator access to all floors.

The accommodation comprises of a spacious entrance hallway with storage cupboard and access to all rooms, including a separate WC and bathroom for guests and ample space for shoes and coats. The bright and airy living/dining room is of a wonderful size with French doors opening out onto a balcony.





The kitchen is a good size and is fitted with an attractive range of wall and base units, sink unit, granite work surfaces, integrated double electric oven, induction hob with cooker hood over, fridge/freezer, washing machine, dishwasher and waste disposal, as well as a larder style cupboard.

The master bedroom has a double wardrobe and stylish en-suite comprising of a walk-in shower, low level WC and pedestal wash hand basin. The second bedroom is also a good size with a double wardrobe.

There are communal grounds with well stocked shrub and flower beds and mature hedge borders. You allocated parking for 1 car and ample visitor bays.

Lease Details

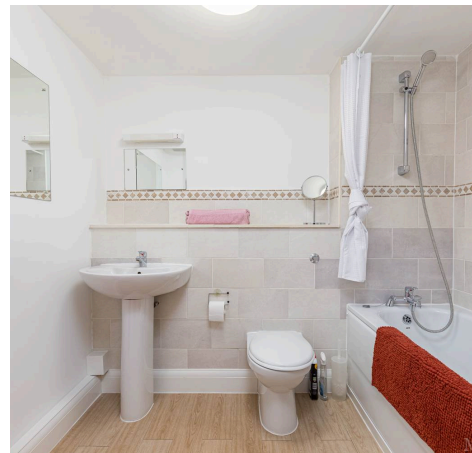
Length of Lease and years remaining – 125 years from 2003

Annual Ground Rent – £300.00

Annual Service Charge – £2,043.92

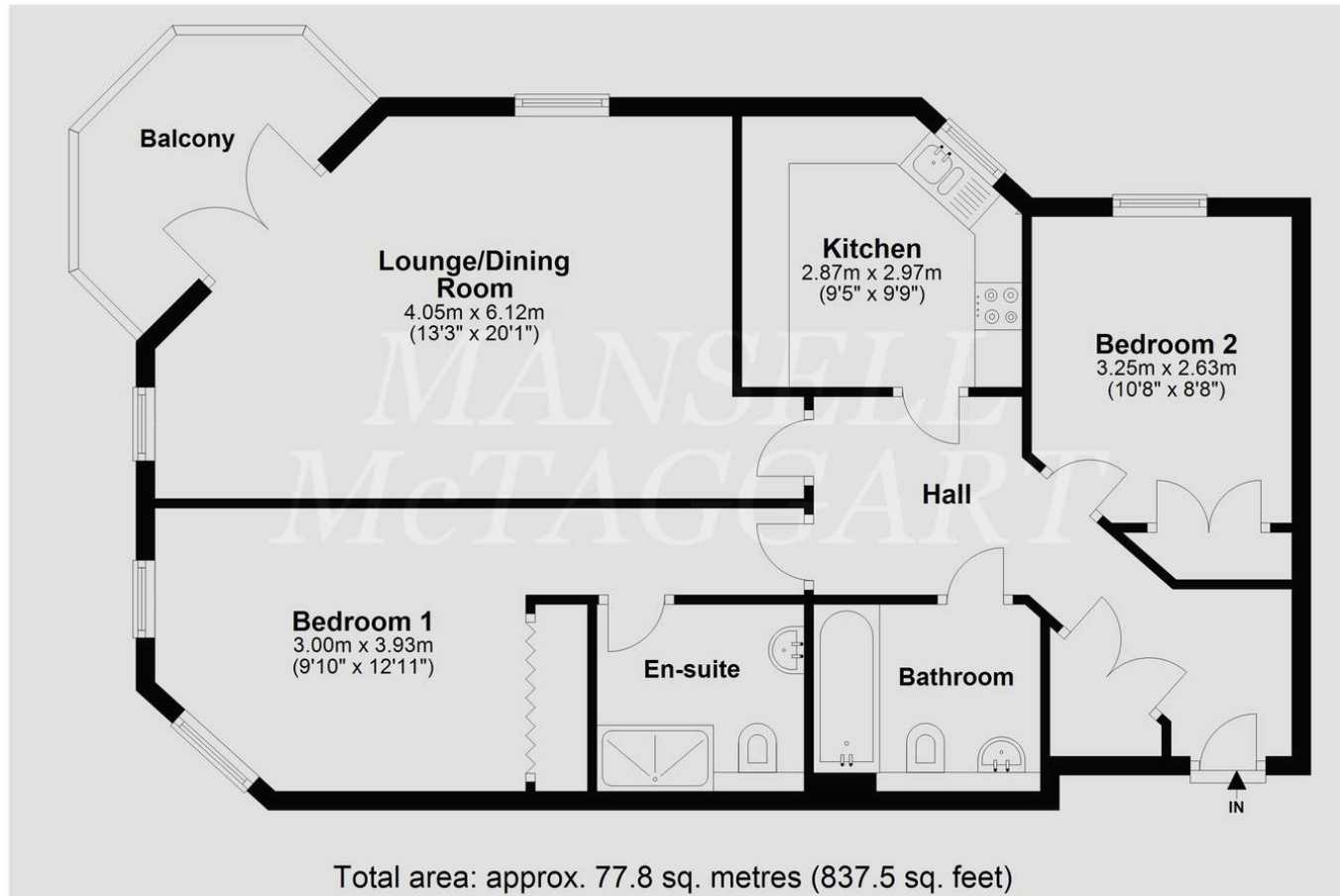
Service Charge Review Period – April

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



Second Floor

Approx. 77.8 sq. metres (837.5 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 Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.