



Daniels House, Trafalgar Gardens, Three Bridges

Guide Price £180,000 – £190,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





- One bedroom ground floor flat
- French doors from living room
- Gated development
- Ideal investment for 'buy to let' investors or first time buyers
- Near Three Bridges station
- Allocated parking
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'B' and EPC 'C'

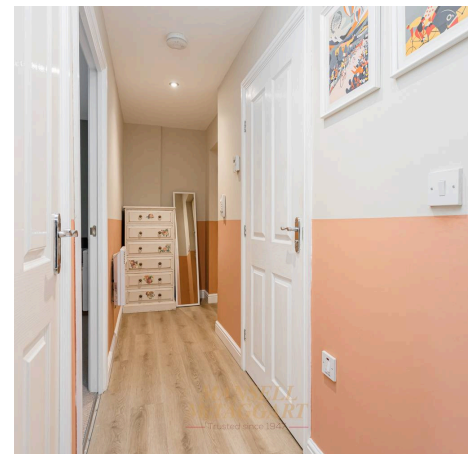
A one double bedroom ground floor apartment built in 2005, situated within a secure gated development within a short walk of Three Bridges mainline railway station and Crawley town centre.

Upon entering the block there is a spacious communal entrance hall leading to the front door.

Upon entering the property on the ground floor, there is a telephone secure entry system, access to all rooms and large storage cupboard.

The living/kitchen area is open plan with French doors leading to outside the block which allows plenty of natural light to flood the room. The open plan kitchen is fitted with a range of wall and base units, sink unit, roll top work surfaces, space for fridge/freezer, plumbing for washing machine, electric hob and oven.

The double bedroom is of a generous size with window to front and fitted wardrobes.





The generous size bathroom has been fitted in a white suite with a bath and shower unit over, low level WC and wash hand basin.

Outside the development is accessed via security electric gates, there is one allocated parking space, along with ample visitor's parking.

This property would be an ideal investment or starter home for those who need to access Three Bridges mainline railway station.

Lease Details

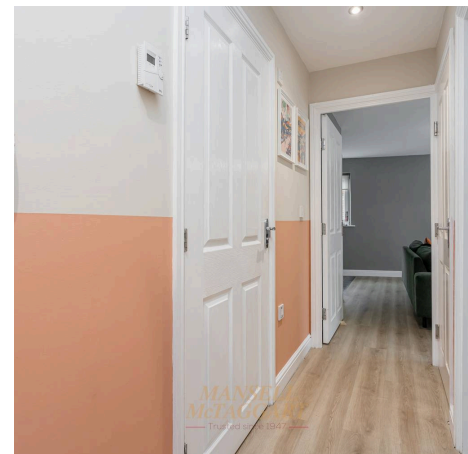
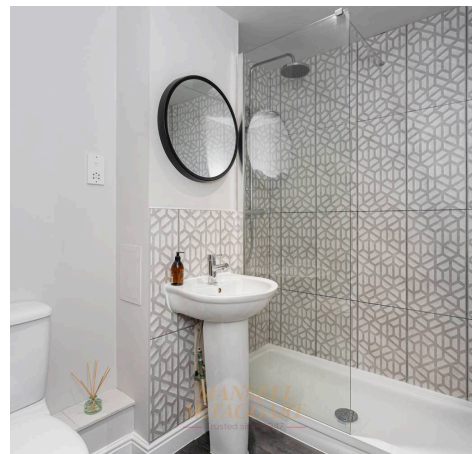
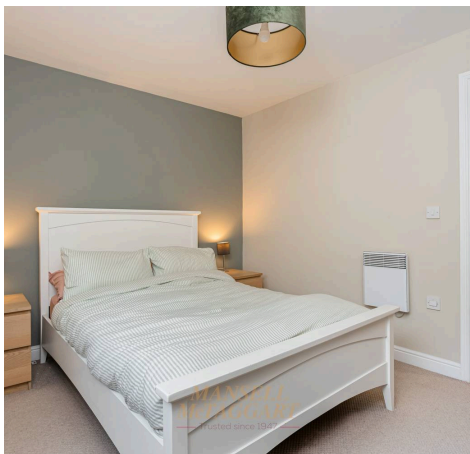
Length of Lease: 105 years remaining (2026)

Annual Service Charge – £1,545.60

Service Charge Review Period – April

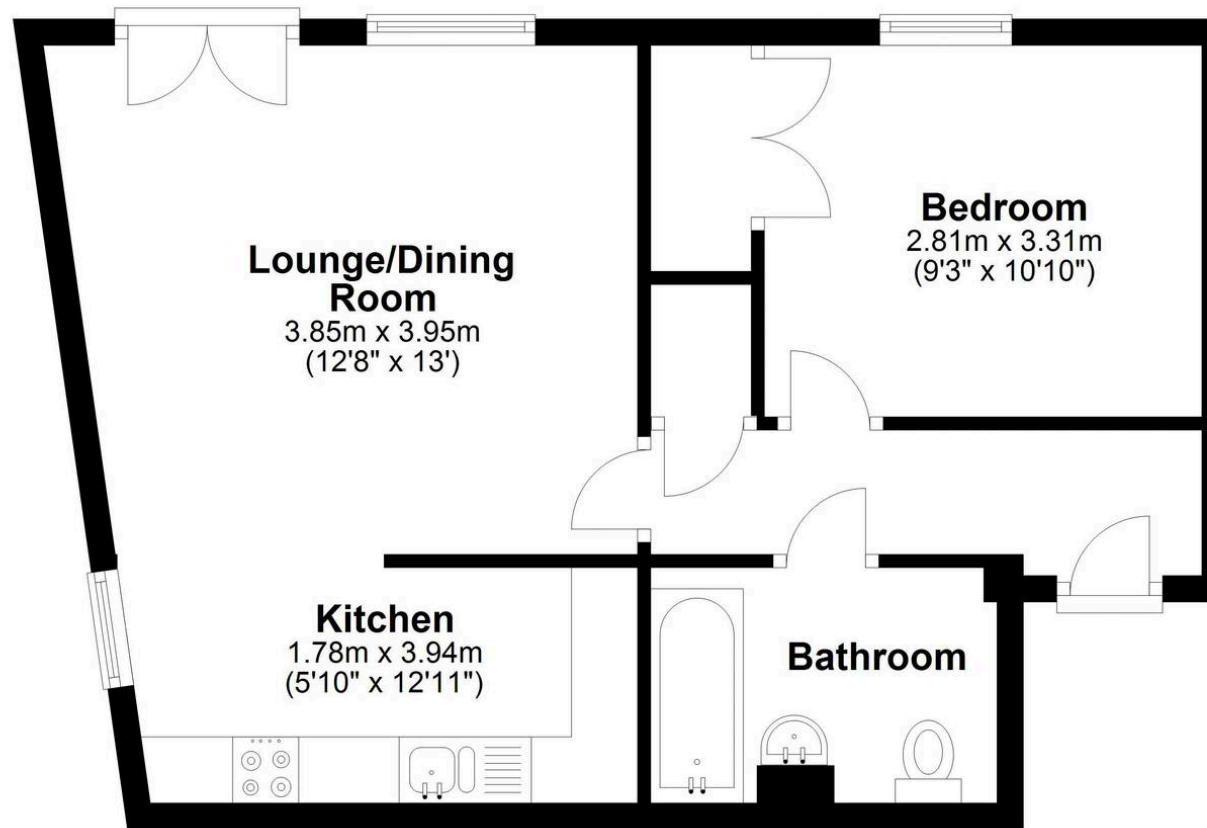
Annual Ground Rent – £200

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



Ground Floor

Approx. 45.2 sq. metres (487.0 sq. feet)



Total area: approx. 45.2 sq. metres (487.0 sq. feet)

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.