



Lampson Court, Copthorne Common Road, Copthorne

Guide Price £240,000 – £260,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





- Two bedroom top floor apartment in excellent decorative order
- Kitchen with integrated appliances
- Large lounge/dining room
- Bathroom with white suite including overhead shower
- Ample storage space; two large storage cupboards off the hallway
- Allocated parking space
- No onward Chain
- Refitted combi boiler, gas central heating and UPVC double glazing; all windows recently serviced
- Communal gardens
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'B'

Mansell McTaggart are proud to bring to the market a generously sized two bedroom apartment situated close to Cophthorne Golf Club. An allocated parking space is included, the property is in excellent condition throughout and is offered to the market with no onward chain. All windows in the property have been serviced which includes new latches and handles installed.



As you enter the property the large and spacious hallway provides access to all room as well as ample storage space with three large storage cupboards. Both bedrooms are a generous double and have windows to rear allowing plenty of natural light creating a light and airy environment as well as providing a pleasant view of the communal grounds.



There are ample cupboard and drawer space as well as worktop surfaces in the kitchen as well as space for a dishwasher, washing machine and fridge/freezer. Integrated appliances include: an electric cooker, gas hob and induction hood. There are under lights in the kitchen creating warmer lighting if required. The bathroom is of a good size and includes a white suite which comprises of a low level WC, wash hand basin, panelled bath with overhead power shower. There a white tiles around the sink area as well as the bath and shower.

Outside there are communal gardens to relax in as well as a children's playground. The property also comes with an allocated off-street parking space.

Lease Details

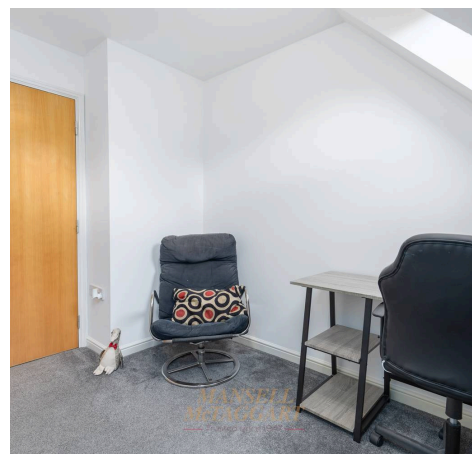
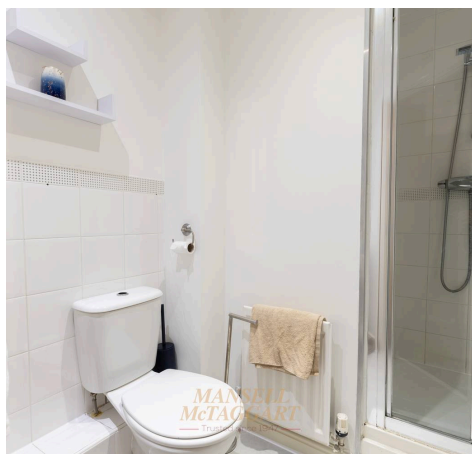
Length of Lease: 100 years remaining (2025)

Annual Service Charge – £1,400

Service Charge Review Period – March

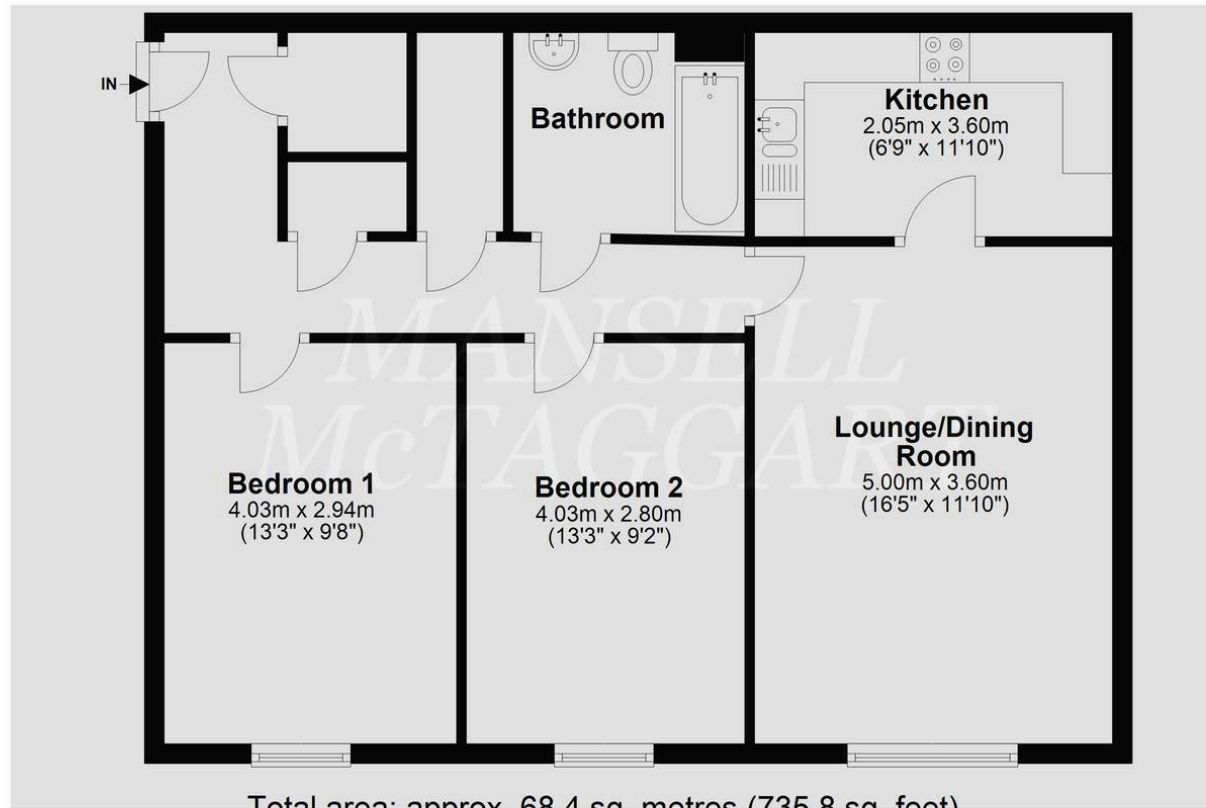
Annual Ground Rent – £200

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



Third Floor

Approx. 68.4 sq. metres (735.8 sq. feet)



Total area: approx. 68.4 sq. metres (735.8 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 buyer.

Plan produced using PlanUp.

Mansell McTaggart Copthorne

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