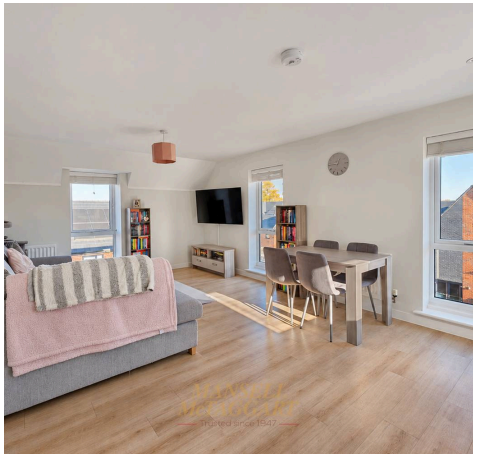


Carina Apts, 3 Cheerio Lane, Pease Pottage

£235,000

MANSELL McTAGGART
Trusted since 1947









- Generous size one bedroom top floor apartment
- Located within the highly popular Woodgate development
- Built in 2022 by renowned builders Alphium Homes
- Direct links to Three Bridges train station and Gatwick Airport
- Triple aspect living/kitchen areas
- Fitted kitchen with integrated appliances
- Allocated parking space
- Remainder of NHBC warranty
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'B' and EPC 'B'

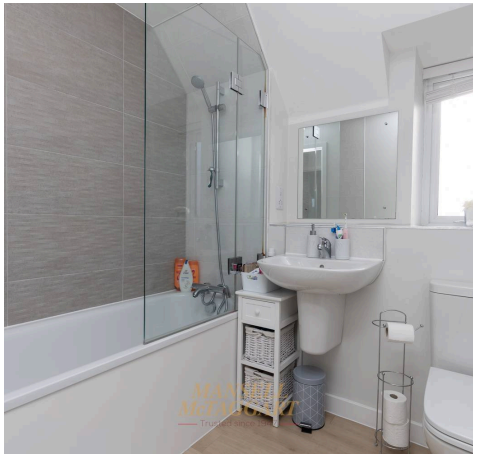
A well-presented and spacious one-bedroom top-floor apartment, situated within the highly sought-after Woodgate development in Pease Pottage. Built in 2022 by renowned developers Alphium Homes, the property benefits from an allocated parking space, a bright triple-aspect open-plan living area and the remainder of its NHBC warranty.

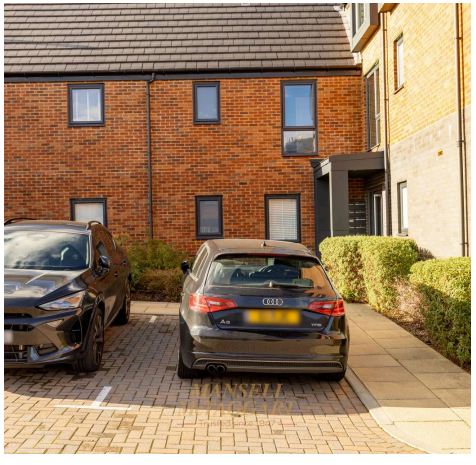
A secure communal entrance with telephone entry system provides access to the building, with stairs leading to the second floor.

Upon entering the apartment, a spacious entrance hallway offers a large double cupboard providing useful shelving and storage, together with space and plumbing for a washing machine.









At the end of the hallway is the impressive open-plan living space, a particularly bright and welcoming room enjoying a triple aspect with three windows, allowing an abundance of natural light throughout the day. The fitted kitchen offers an attractive range of wall and base units, a stainless-steel sink and drainer, and a range of integrated appliances including an oven, ceramic hob with extractor hood over, dishwasher and fridge/freezer.

The bedroom is a well-proportioned double room, featuring a window overlooking the front aspect and ample space for wardrobes and additional bedroom furniture.

The bathroom is fitted with a modern white suite comprising a panelled bath with wall-mounted shower and glass shower screen, low-level WC and wash hand basin. A frosted window provides natural light, with part-tiled walls completing the finish.

Externally, the property benefits from an allocated parking space, together with additional visitor parking bays conveniently positioned throughout the development.

Lease Details

Length of Lease: 999 from 2022 (995 years remaining 2026)

Annual Service/Estate Charge – £1,853

Service Charge Review Period – October

Annual Ground Rent - £380

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

Second Floor

Approx. 50.1 sq. metres (539.2 sq. feet)



Total area: approx. 50.1 sq. metres (539.2 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 buyer. Plan produced using PlanUp.

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