

Page Court, Commonwealth Drive, Three Bridges

Guide Price £210,000 - £220,000

MANSELL McTAGGART
Trusted since 1947









- Located on the popular Commonwealth Drive development, close to Three Bridges station and town centre
- Two bedroom second floor flat
- En-suite and family bathroom
- Private balcony
- Open plan living/dining area
- Secure entry system
- Ideal purchase for first-time buyers or investors alike
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'B'

A well-presented two-bedroom second floor flat offering spacious and versatile accommodation. The property benefits from a generous lounge/diner with access to a private balcony, two bedrooms, an en-suite shower room to the principal bedroom and a separate bathroom.

Upon entering the property, you are greeted by an entrance hall providing access to the principal rooms. The lounge/diner offers a generous living and entertaining space, with doors opening onto the private balcony. The separate kitchen is conveniently positioned adjacent to the lounge/diner.

The property further benefits from two well-proportioned bedrooms, with the principal bedroom enjoying the added advantage of an en-suite shower room. A separate bathroom completes the accommodation.









Outside there is an allocated permit for parking for residents and a visitor permit for visitors.

This attractive flat would make an ideal purchase for first-time buyers or investors alike, with its practical layout and useful additional outdoor space.

Lease Details

Length of Lease: 125 years from 2007 (106 years remaining 2026)

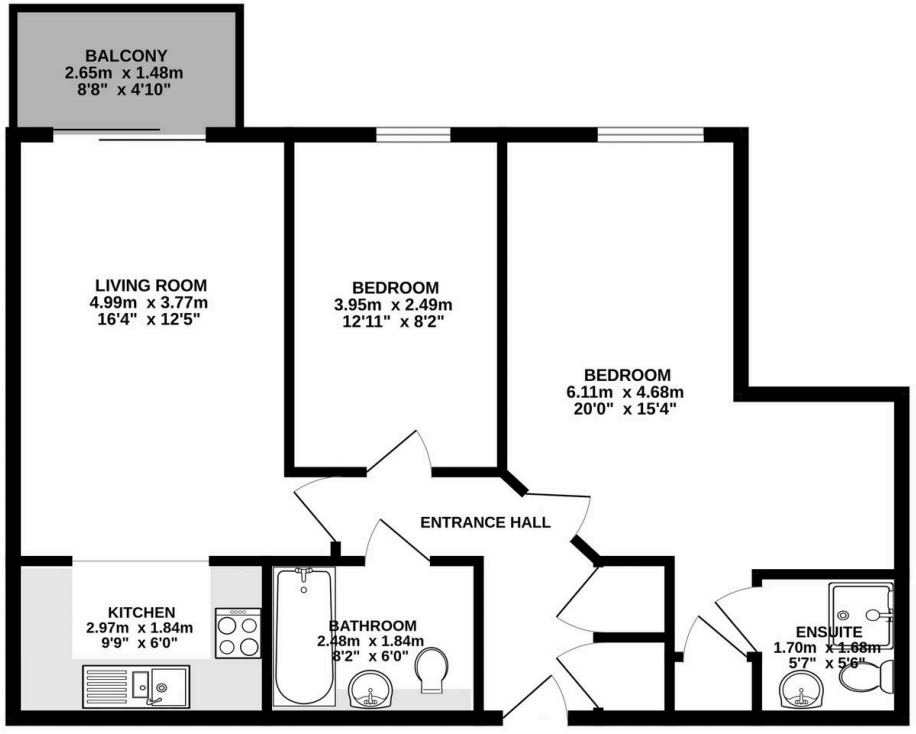
Annual Service Charge – £3,012

Service Charge Review Period – April

Annual Ground Rent - £250

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

2ND FLOOR
65.2 sq.m. (702 sq.ft.) approx.



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TOTAL FLOOR AREA : 65.2 sq.m. (702 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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