



**Wheeler Road, Maidenbower**

In Excess of **£200,000**

**MANSELL  
McTAGGART**  
— Trusted since 1947 —







- One bedroom first floor maisonette with private entrance
- Bright and spacious dual aspect living room
- Modern kitchen and bathroom
- Private, enclosed front garden with additional space to side
- Allocated parking space in adjacent car park
- Renewed lease with no service charge
- Less than 1 mile walk to Three Bridges Station
- NO ONWARD CHAIN
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'B' and EPC 'tbc'

This well presented one bedroom first floor maisonette is ideally located in the popular Maidenbower Village, less than 1 mile walking distance from Three Bridges Station. Benefitting from a private garden, allocated parking and a renewed lease with no service charge, this is an ideal starter home or investment.

A covered entrance porch provides access to an external storage cupboard and the private front door, which leads into an entrance lobby with stairs rising to the first floor landing. There is access to a part boarded loft with ladder and light as well as two storage cupboards, one of which houses the replacement water tank. At the rear of the property is a bright and spacious dual aspect living room, with windows to the side and rear. At the front is a modern kitchen, fitted with a range of wall and base units with stainless steel sink drainer set in worktops under a window to the rear. There is space for an oven, washing machine and free standing fridge/freezer, with part tiles walls and wood effect laminate flooring.





The bedroom is a generous dual aspect double room with windows to the front and side, and storage by way of a built-in mirror door wardrobe. The modern bathroom has a frosted window to the front and is fitted with a white suite comprising low level WC, wash hand basin and panel bath with wall mounted shower. There is a wall mounted heated towel rail, part tiled walls and tiled floor.

Outside there is a private front garden enclosed with wooden panel fencing. This is mostly laid to lawn with a raised area of decking and additional space to the side, sufficient to accommodate a washing line. The property benefits from a parking space in an adjacent car park and there is plenty of additional communal parking in the surrounding roads.

An internal viewing is recommended to appreciate various improvements made by the existing owners. The property is offered with NO ONWARD CHAIN, so there is the potential to move quickly, subject to the usual conveyancing and mortgage processes.

#### Lease Details

Length of Lease: from 13 April 2018 - 24 December 2180

Annual Ground Rent - £150

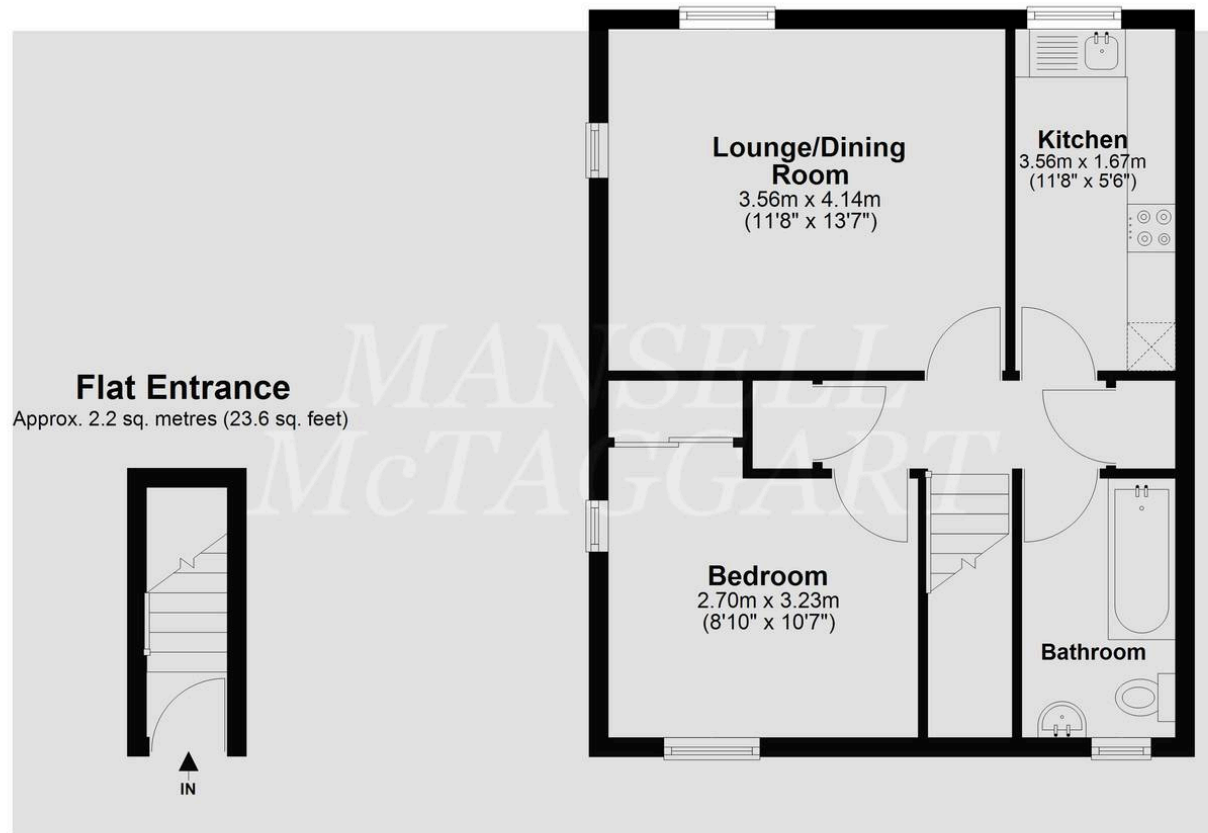
Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.





## First Floor

Approx. 43.5 sq. metres (468.5 sq. feet)



Total area: approx. 45.7 sq. metres (492.0 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 Crawley

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