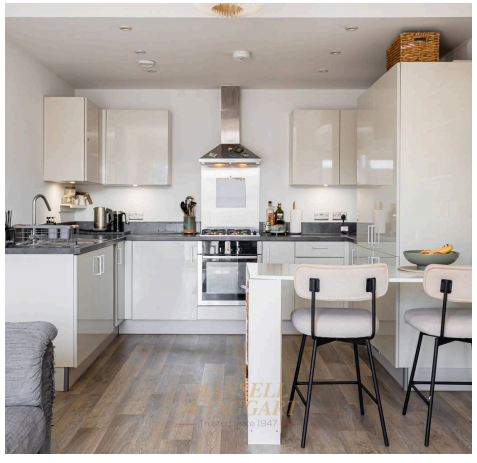
Bloomery House, West Green Drive, West Green

In Excess of **£230,000**

MANSELL McTAGGART
Trusted since 1947

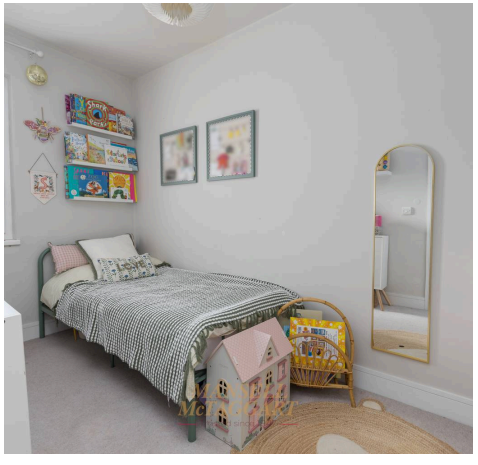


- Two-bedroom third floor flat
- Modern kitchen and bathroom
- Juliet balcony
- Allocated parking space
- Walking distance from town centre and train station
- Gas central heating
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'B'

Mansell McTaggart are introducing a well presented two-bedroom third floor apartment built by Fabrica in 2016. Situated within a short walk of Crawley town centre and Crawley train station.

Entering the communal entrance door there is a camera phone entry system providing great security for the residence. There is a lift to all floors as well as stair access.

Entering the apartment, you are greeted with a private entrance hall, large storage cupboards, additional storage cupboard and security com handset. The open plan kitchen/living room is light and airy. The kitchen is fitted with a range of wall and base units, sink unit, roll top work surfaces, integrated gas hob with cooker hood over, integrated electric oven, integrated fridge/freezer and washing machine.



The family bathroom is fitted in a white suite comprising of a bath with contemporary style mixer tap and shower attachment, wash hand basin and low level WC.

The master bedroom is a great size room with ample space for double bed and further storage furniture. This room also benefits from built-in wardrobes.

Bedroom two is also a good size double which can also work as a home office as required.

Outside there is an allocated parking space for one vehicle. The property is situated within a short walk of Crawley town centre with its extensive range of shops, restaurants, and recreational facilities. Crawley railway station (London Victoria/London Bridge approx. 35 minutes) is close by.

Lease Details

Length of Lease: 115 years remaining (2026)

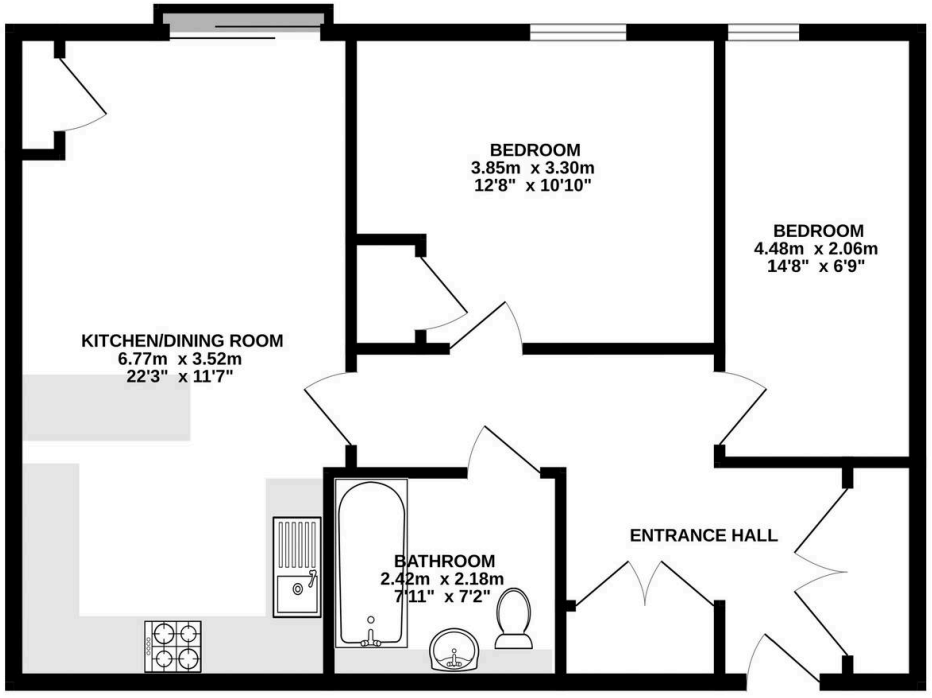
Annual Service Charge – £2,344

Service Charge Review Period – April

Annual Ground Rent - £300

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

GROUND FLOOR
63.9 sq.m. (688 sq.ft.) approx.



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TOTAL FLOOR AREA : 63.9 sq.m. (688 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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