



Howlands Court, Commonwealth Drive, Three Bridges

Guide Price £230,000 - £240,000

**MANSELL
McTAGGART**
Trusted since 1947





- Ground floor apartment
- Open plan living/dining/kitchen area
- En-suite shower room
- Balcony off living room
- Allocated parking space
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

A spacious two double bedroom, two bathroom ground floor apartment, located within Howlands Court on the convenient Commonwealth Drive development of Three Bridges. The property benefits from spacious living accommodation, allocated parking and a balcony.

Secure telephone entry system allows access into the building, where this particular property is located conveniently on the ground floor. Upon entry into the apartment, there is an entrance hallway providing access to all rooms as well as a storage cupboard and airing cupboard housing the hot water cylinder.

To your right is the spacious open plan living/dining and kitchen area. There is a comfortable amount of space for living room sofas/furnishings as well as a two to four seater dining table. The kitchen is fitted with a range of cupboards and drawers benefitting from an integrated electric oven and hob with space for free standing fridge/freezer, washing machine and dishwasher. Finally, there is a balcony to provide some much desired outdoor space and fresh air.





Both the bedrooms are double rooms with the principle bedroom benefitting from an en-suite shower room comprising a shower cubicle, WC and wash hand basin.

Finally, there is a separate bathroom, fitted in a white suite comprising a panelled bath with shower unit over, WC and wash hand basin.

Outside

The property comes with an allocated parking space for one car.

Lease Details

Length of Lease: 106 years remaining (2026)

Annual Service Charge – £3,008.64

Service Charge Review Period – April

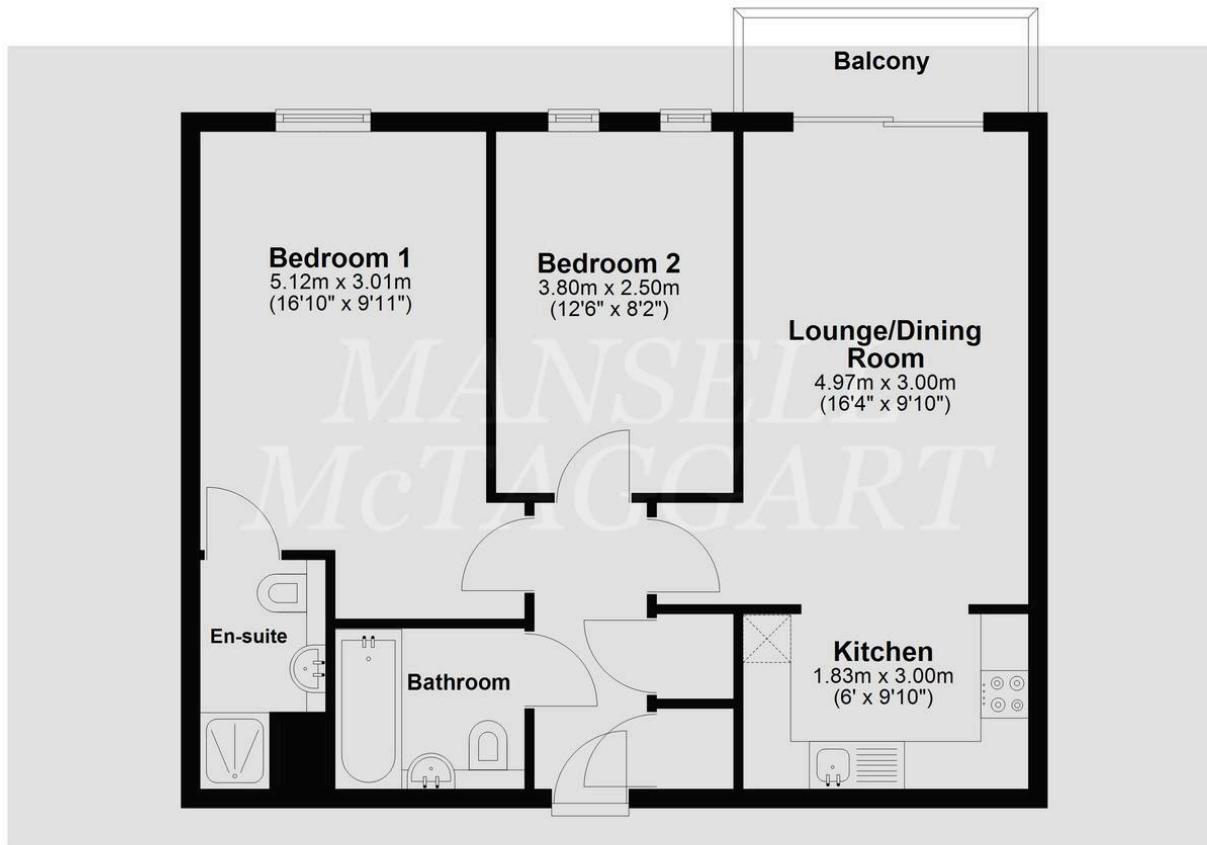
Annual Ground Rent - £255.80

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



Ground Floor

Approx. 60.5 sq. metres (650.9 sq. feet)



Total area: approx. 60.5 sq. metres (650.9 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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