



Lampson Court, Copthorne Common Road, Copthorne
£275,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





- First floor 2 bedroom apartment
- Fitted kitchen with integrated appliances
- Living/dining room with private balcony
- Master bedroom with fitted wardrobe and en-suite shower room
- Large double second bedroom
- Views overlooking the private grounds
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'B'

This is a well presented and spacious two-bedroom first floor apartment built by Bryant Homes in 2006, set back off the road within a short walk of the popular village of Cophthorne. The apartment has been tastefully decorated throughout and is fitted with integrated appliances, recessed spotlights, built-in wardrobes and a private balcony with space for table and chairs overlooking the secluded grounds.

Upon approaching the property there is visitors parking and a communal front door with entry phone system, which leads to a communal entrance hall and front door to the apartment. In the entrance hall there is a large built in storage cupboard, airing cupboard housing the boiler and security entry phone. The light and airy living/dining room overlooks the side with patio doors leading to a private balcony, the room offers a good size space for relaxing in whilst enough room for a good size table and chairs as well.





The modern kitchen has been upgraded from the original to include integrated appliances as well as a good number of wall and base units for storage. The integral appliances include tall fridge/freezer, Bosch dishwasher, washing machine, a gas hob with cooker hood over and an electric oven.

The large master bedroom is a very good-sized double overlooking the rear of the development. Within the room there is a built-in double wardrobe and access to a large en-suite shower room. The en-suite shower room is fitted with a large square shower cubicle and power shower, W.C, wash hand basin and part tiled walls. Bedroom 2 is also a good-sized double, overlooking the rear and has a built-in wardrobe. The family bathroom has a modern white suite comprising of panelled bath with shower over, W.C, wash hand basin, partly tiled walls, and a wall mounted mirror.

Outside there is allocated parking for one vehicle, visitors' parking and communal grounds.

Lease Details

Length of Lease: 125 years from 1st April 2005 (105 years remaining 2025)

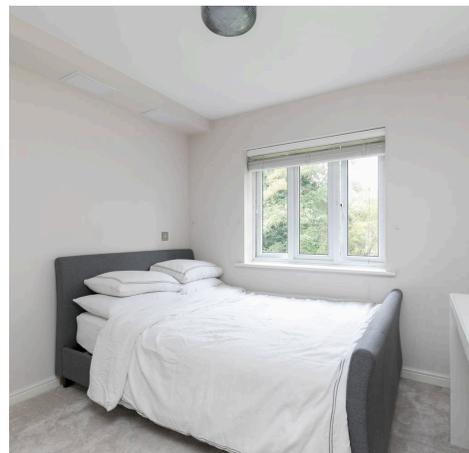
Annual Service Charge – £1,709.12

Service Charge Review Period – April

Annual Ground Rent – £200

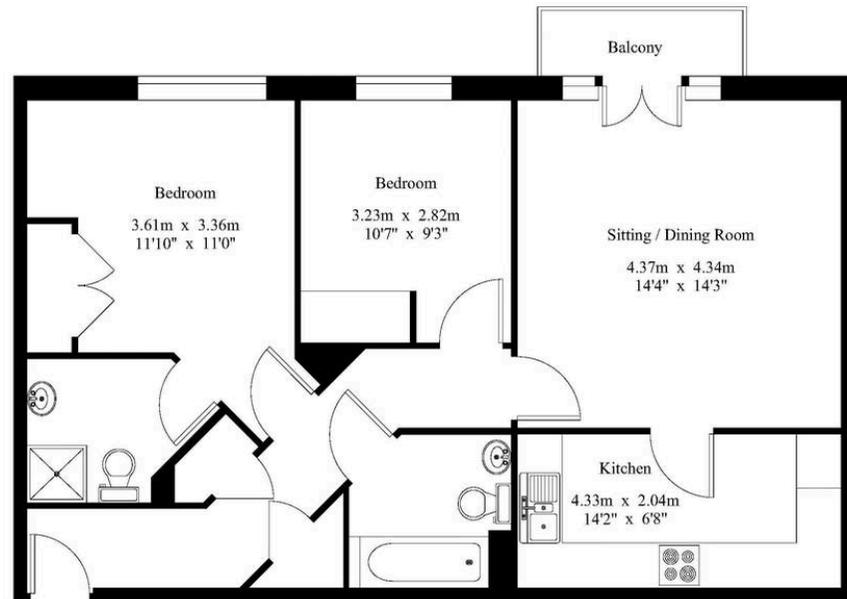
Ground Rent Review Period – March

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





Gross Internal Area : 71.0 sq.m (764 sq.ft.)



First Floor

FOR IDENTIFICATION PURPOSES ONLY

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