



## Jacobs Court, Worth Park Avenue, Pound Hill

In Excess of £230,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —





- NO ONWARD CHAIN
- Ground floor flat
- Two double bedrooms
- Walking distance to Three Bridges train station
- Ideal for first time buyers
- Main bedroom with en-suite shower room
- Allocated parking space
- Situated within a private gated development
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'B' and EPC 'D'

A well-presented and spacious, two double bedroom ground floor flat located within a private gated development, this property is an ideal choice for both first time buyers and downsizers seeking a convenient and comfortable living space. Boasting easy access to Three Bridges station, this property offers the perfect blend of peaceful living within close proximity to essential amenities and transportation links.

Upon entering the property through the secure entry phone system, you are welcomed by a spacious entrance hall that leads to all rooms, including a practical storage cupboard for your convenience.

At the back of the flat lies the bright and airy double aspect living/dining/kitchen area. The fitted kitchen features a selection of wall and base units along with room for a freestanding fridge/freezer and plumbing for a washing machine.





The main bedroom offers a generously sized double room with space for wardrobes and a handy en-suite shower room, while a second double bedroom serves as a versatile space that could be utilised as a guest bedroom or home office.

Completing the property is the bathroom featuring a bath with mixer taps and handheld shower.

Externally, the development features communal gardens and a designated parking space for your vehicle. Furthermore, the property offers the convenience of direct bus links to Gatwick Airport, making travel effortless. This property is offered with NO ONWARD CHAIN.

#### **Lease Details**

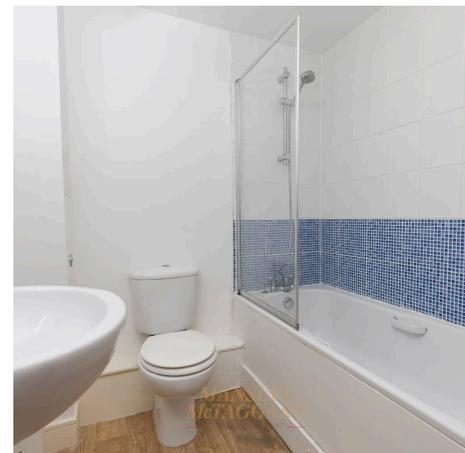
Length of Lease: 133 years remaining (2025)

Annual Service Charge – £2,035.70

Service Charge Review Period – July

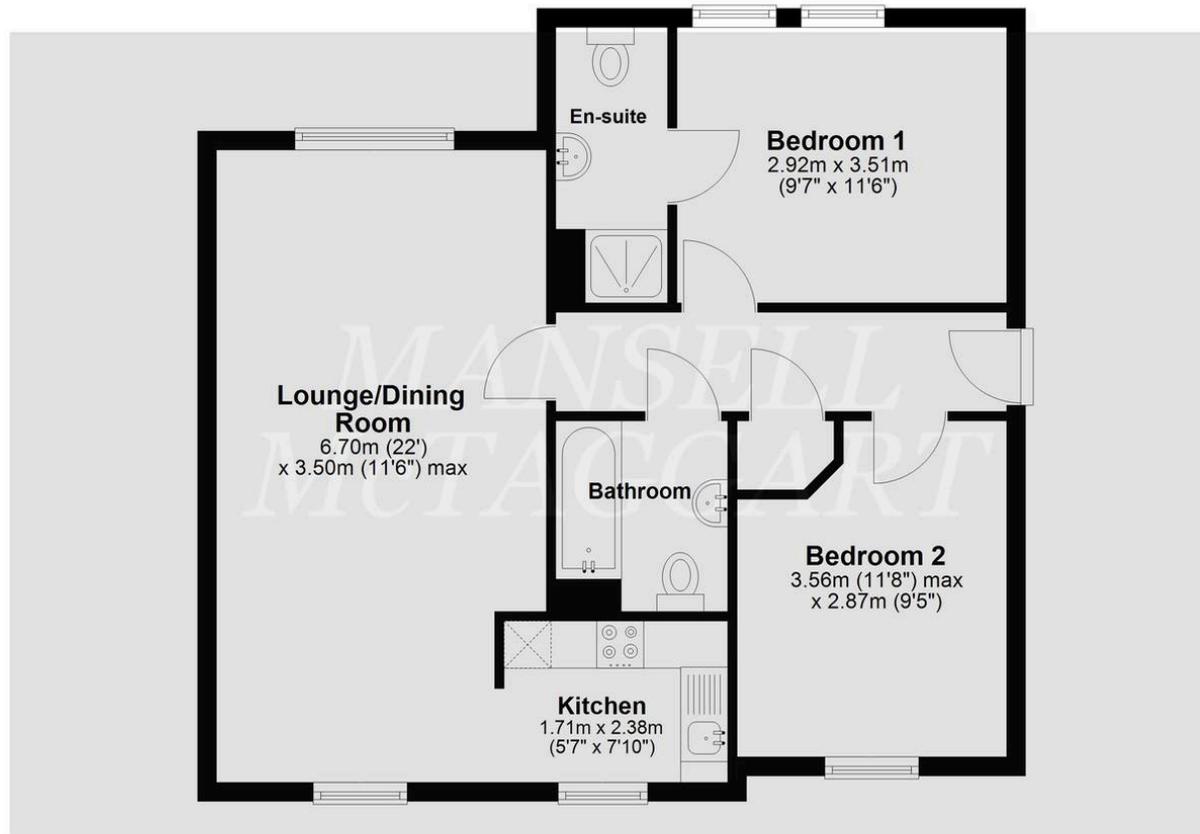
Annual Ground Rent – £230

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



## Ground Floor

Approx. 61.2 sq. metres (658.6 sq. feet)



Total area: approx. 61.2 sq. metres (658.6 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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