



Apex Apts, West Green Drive, West Green

In Excess of £225,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





- Modern apartment with town centre location
- One bedroom ground floor apartment
- Large private terrace with views over communal grounds
- Secure gated underground allocated parking
- Open plan living/kitchen area
- Secure entry system to building
- Approx. 5-minute walk to Crawley mainline station, town centre, hospital and amenities are within walking distance
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'B' and EPC 'B'

A great opportunity to purchase a highly desirable, modern one bedroom, ground floor apartment located in the town centre and just a 5-minute walk to Crawley station/direct London connections and convenient for Crawley hospital, supermarkets and walking distance to amenities. Apex Apartments, built in 2018 are accessed via secure entry phone systems with stairs and lift access to all floors. This particular apartment can be found on the ground floor.



Upon entering the apartment, you are greeted by an entrance hallway with access to all rooms and a double storage cupboard.

On your left is the bright and airy open plan living/kitchen area. The living room can comfortably hold a large family sofa and still offers space for a workstation or dining table and chairs with French doors to the large private terrace offering fantastic views of the communal gardens.



The kitchen is fitted with an attractive range of modern wall and base units incorporating cupboards and drawers with worktops over. There is an integrated electric oven with ceramic hob and extractor hood over, built in dishwasher and fridge freezer.

The bedroom, also overlooking the communal grounds, is a spacious double room with the added benefit of built-in double wardrobes for additional storage.

Finally, the bathroom is fitted in a contemporary white suite comprising a panel enclosed bath with shower unit over and glass shower screen, pedestal wash hand basin and low-level WC.

Outside, there are well kept communal grounds wrapping around the building with the majority of gardens located to the rear. This property comes with a secure, gated, underground allocated parking space.

Lease Details

Length of Lease: 250 years from October 2017
(241 years remaining 2026)

Annual Service Charge – £1,600

Service Charge Review Period – November

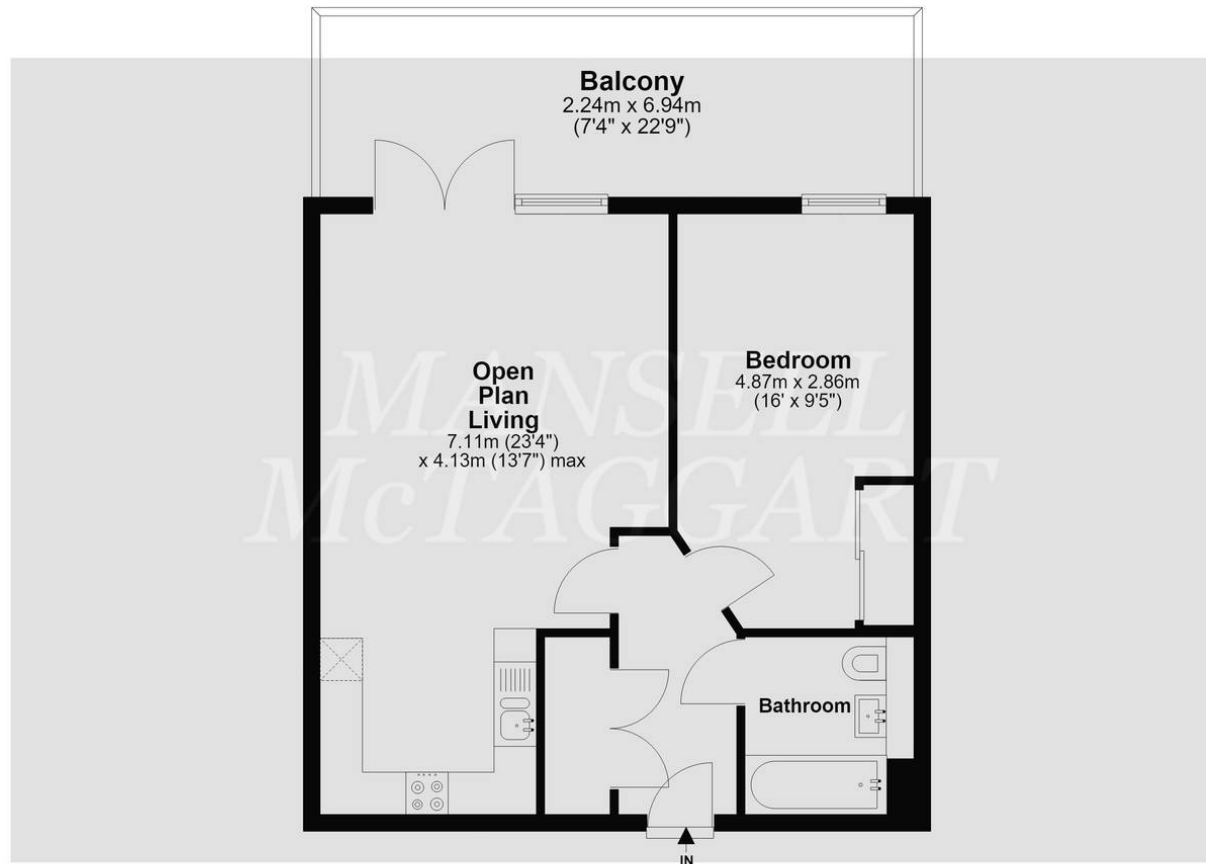
Annual Ground Rent – £200

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



Ground Floor

Approx. 50.3 sq. metres (541.6 sq. feet)
(excluding Balcony)



Total area: approx. 50.3 sq. metres (541.6 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.

Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

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