



## Edinburgh House, Holyrood Place, Broadfield

Guide Price £220,000 - £230,000

**MANSELL  
McTAGGART**  
Trusted since 1947





- First floor flat
- Two double bedrooms
- Close to local amenities
- Open plan living space
- Communal grounds
- Lift to all floors
- Allocated parking
- Brand new "TBC Years" lease
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'B' and EPC 'tbc'

A well presented and spacious two double bedroom first floor apartment located close to an array of local amenities and bus routes to Gatwick Airport and Crawley town centre.

Upon entering the apartment, you are greeted with spacious entrance hallway with doors to all rooms, security intercom system, as well as two large storage cupboards. To the left is the open plan living/dining room and kitchen area. The living area has window and French doors to the front with Juliet balcony with ample space for two double sofas and any other units you may wish to have. The kitchen is fitted with a range of wall and base units, sink unit, work surfaces, integrated electric oven, gas hob with cooker hood over (and separate further extractor), plumbing and space for washing machine/dishwasher, space for fridge/freezer, part tiled walls and wall mounted boiler (regularly serviced).





At the other end of the hall you find two double bedrooms both of which have views of the rear and ample space for freestanding storage units and double beds. The family bathroom is fitted in a cream suite comprising of a panel enclosed bath with shower attachment over, low level WC, pedestal wash hand basin, extractor fan and partly tiled.

Outside the apartment benefits from an allocated parking space and access to the communal grounds.

#### **Lease Details**

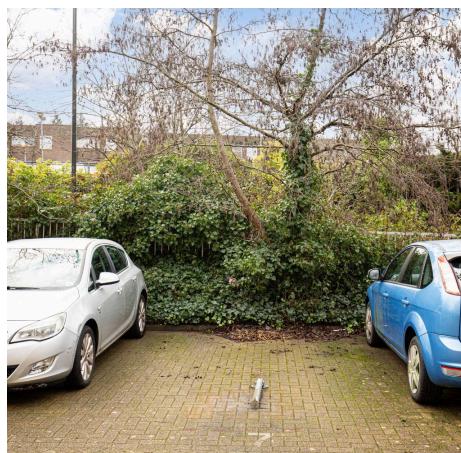
Length of Lease – 189 years remaining (2026)

Ground Rent – Peppercorn – Zero

Annual Service Charge – £2,564.76

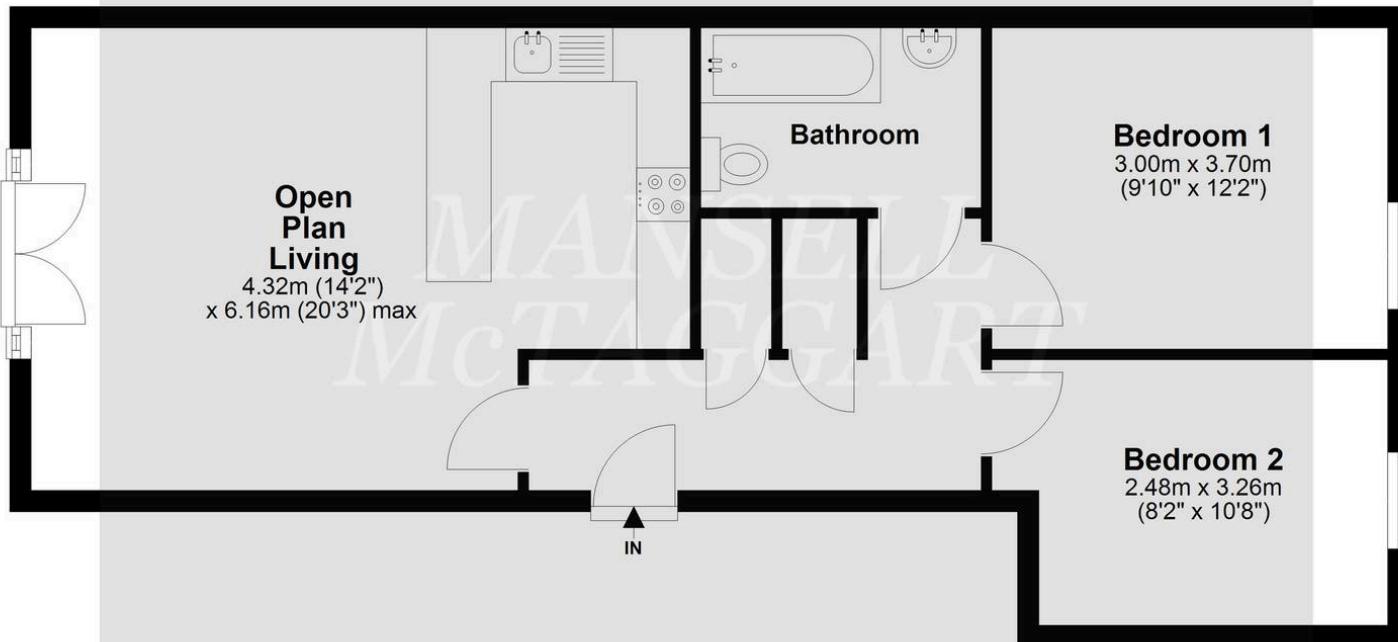
Service Charge Review Period – April

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



## First Floor

Approx. 58.9 sq. metres (633.8 sq. feet)



Total area: approx. 58.9 sq. metres (633.8 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

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