



Lampson Court, Copthorne Common Road, Copthorne

Guide Price £280,000 - £290,000

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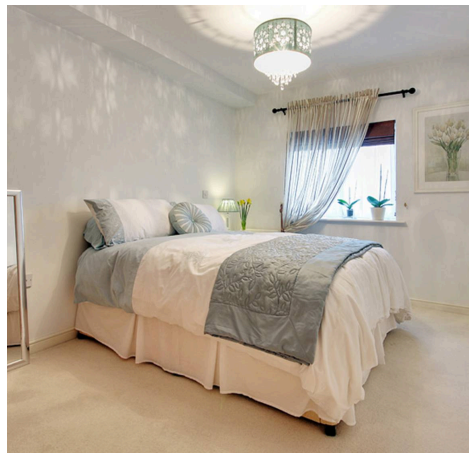
Lampson Court, Copthorne Common Road, Copthorne

- A well-presented and generously sized two double bedroom apartment located in the desirable village of Copthorne
- Allocated off street parking space
- Modern fitted kitchen with integrated appliances
- Spacious living/dining room with balcony
- Master bedroom leading to walk-in wardrobe and en-suite
- Gas central heating and UPVC double glazing
- END OF CHAIN
- Council Tax Band 'D' and EPC 'C'

A modern and spacious two double bedroom first floor apartment built by Bryant Homes in 2006, set back off the road within a short walk of the popular village of Copthorne.

The private spacious entrance hall leads to the 16'6 x 12'2 living/dining room with balcony which benefits from new wooden decking. The fitted kitchen is equipped with the following integrated appliances: gas hob, electric oven, induction hood, microwave, fridge/freezer, dishwasher and washer/drier.

The 17'5 x 11'10 master bedroom features a separate dressing area with built-in wardrobe leading to the en-suite shower.





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There is a further double bedroom with built-in wardrobe plus a family bathroom. Further benefits include; communal entrance with entry phone system, gas fired central heating, UPVC framed double glazing, recessed spotlights and Karndean flooring.

Outside the balcony overlooks the courtyard with allocated parking for one vehicle, visitors' parking and communal grounds. As well as access to the communal bins and meter cupboard.

Viewings are highly recommended for this well presented and generously sized two-bedroom apartment. This property is offered to the market with no onward chain.

Lease Details

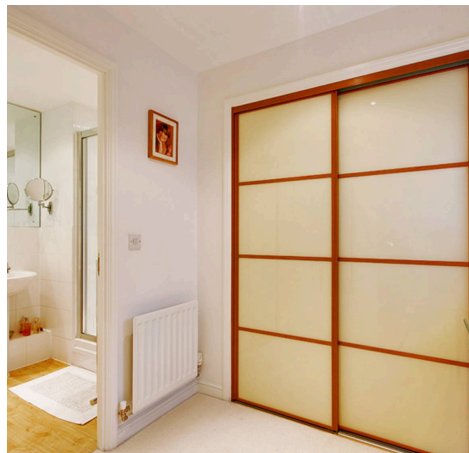
Length of Lease - 125 years from 1st April 2005

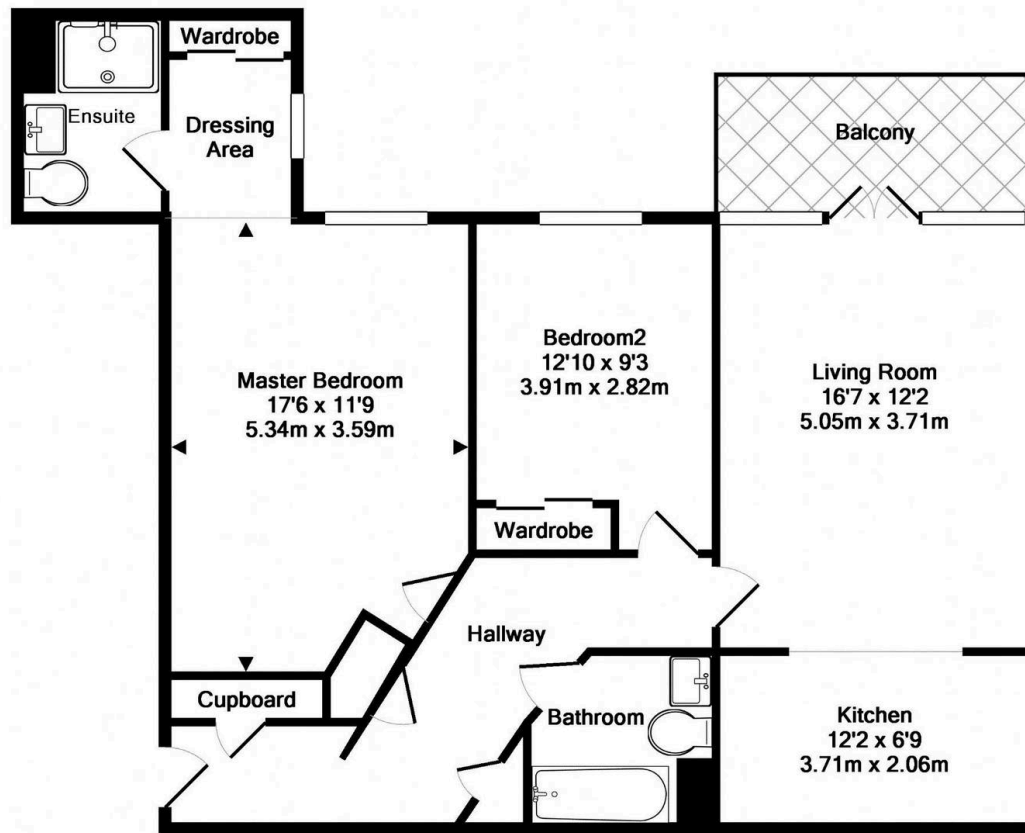
Annual Ground Rent - £200

Annual Service Charge - £1642

Service Charge Review Period - April

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





Total Approx. Floor Area 850 Sq.Ft. (79.0 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Mansell McTaggart Copthorne

The Post House Brookhill Road, Copthorne – RH10 3QJ

01342 717400

copthorne@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/copthorne/

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