



St. Nicholas Court, Pound Hill

In Excess of £250,000

**MANSELL
McTAGGART**
Trusted since 1947





- NO ONWARD CHAIN
- Prime residential location, close to Three Bridges station
- Ground floor flat
- Two double bedrooms
- Allocated parking space and visitor bays
- French doors opening directly into the communal gardens
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

Situated in a sought-after residential area just a short walk from Three Bridges station, this well presented two double bedroom ground floor flat offers a superb opportunity for first-time buyers, downsizers or investors seeking convenience and comfort. The property is set within a small block of only six flats, with a secure entry system providing peace of mind and a sense of exclusivity.

Upon entering, you are greeted by a welcoming hallway that gives access to both bedrooms, family bathroom and kitchen.

Positioned toward the end of the hallway, the master bedroom is a generously sized double room overlooking the rear aspect, benefiting from a built-in wardrobe. The second bedroom, which is currently being used as a study provides space for a single bed alongside other freestanding furniture.





The open plan living/dining room is the largest room of the property, located at the rear of the property, overlooking the communal gardens. This space benefits from double French doors that open onto a patio area within the communal gardens.

The separate kitchen is thoughtfully designed, featuring a range of fitted units, integrated appliances, electric oven, hob with extractor fan over and window to the rear. The main bathroom includes a bath with shower unit over, WC and a wash hand basin.

The flat comes with an allocated parking space in the resident's car park, along with several visitor bays, ensuring parking is straightforward and hassle-free.

Lease Details

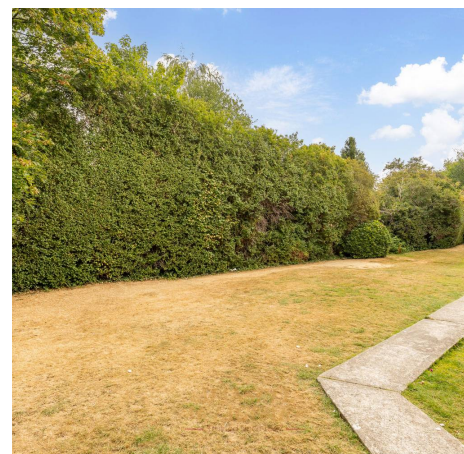
Length of Lease: 88 years remaining (2026)

Annual Service Charge – £1,914.60

Service Charge Review Period – December

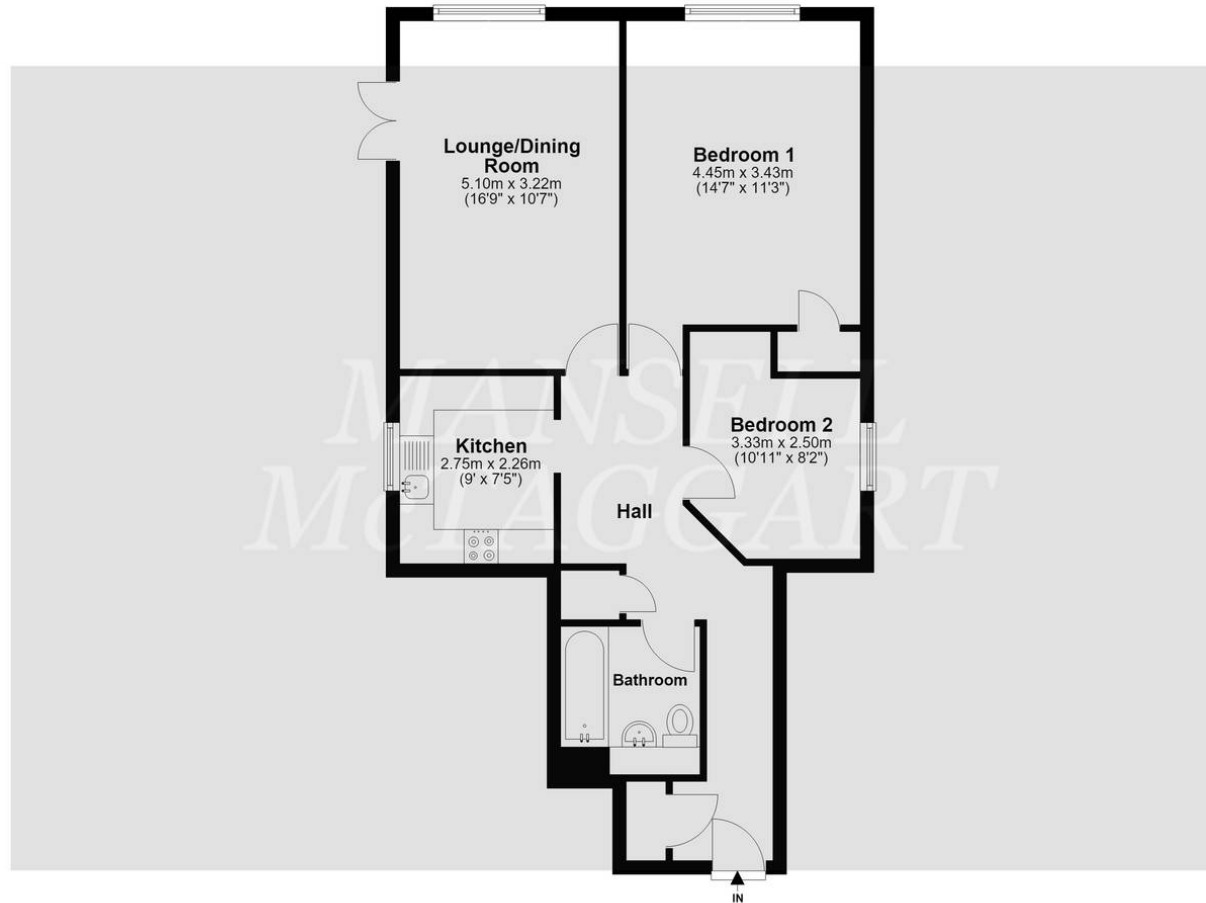
Annual Ground Rent – £150

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



Ground Floor

Approx. 65.9 sq. metres (709.3 sq. feet)



Total area: approx. 65.9 sq. metres (709.3 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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