



Ryelands, Gossops Green

£260,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





- First floor maisonette with private entrance
- Large private rear garden
- Two well-proportioned double bedrooms
- Spacious living/dining room with feature floor-to-ceiling picture window
- Fitted kitchen with cupboard housing combination boiler
- Part-boarded loft with fitted ladder providing useful storage
- Approximately 120 years remaining on lease, with low annual charges
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

Mansell McTaggart are delighted to welcome to the market this well-proportioned two double bedroom first floor maisonette, offering spacious accommodation together with a particularly impressive and generously sized rear garden.

The property is approached via a communal front courtyard, with a private entrance door providing access into the entrance area and stairs rising to the first-floor landing. The landing provides access to all principal rooms, as well as useful storage and a loft hatch. The part-boarded loft is accessed via a fitted ladder and offers excellent additional storage space. The living/dining room is a particularly spacious reception room, with ample room for a good-sized sofa arrangement and a table and chairs, making this a versatile space for both relaxing and entertaining. A superb floor-to-ceiling picture window to the front aspect floods the room with natural light and provides an attractive focal point.





The kitchen is fitted with a range of wall and base level units with work surfaces over, together with space for dishwasher, washing machine and tumble dryer. There is a useful cupboard housing the combination boiler, with further larder style storage and workspace available.

There are two double bedrooms, both offering comfortable proportions and providing plenty of space for bedroom furniture. The accommodation is completed by the bathroom, fitted with a suite comprising bath and wash hand basin, and a separate WC.

Outside

The real highlight of this property is undoubtedly the large private rear garden. Predominantly laid to lawn, the garden provides an excellent amount of outside space and offers considerable potential for those who enjoy gardening, entertaining or simply having a generous area in which to relax. The garden is further complemented by two useful sheds, one brick-built and one timber, providing excellent external storage for gardening equipment, bicycles and other household items.

To the front of the property is a communal courtyard, providing an attractive approach to the maisonette.

Lease Details

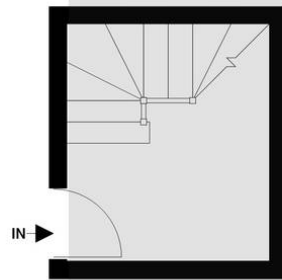
Length of Lease: 125 years from 10 August 2021 (120 years remaining 2026)

Annual Ground Rent – £320

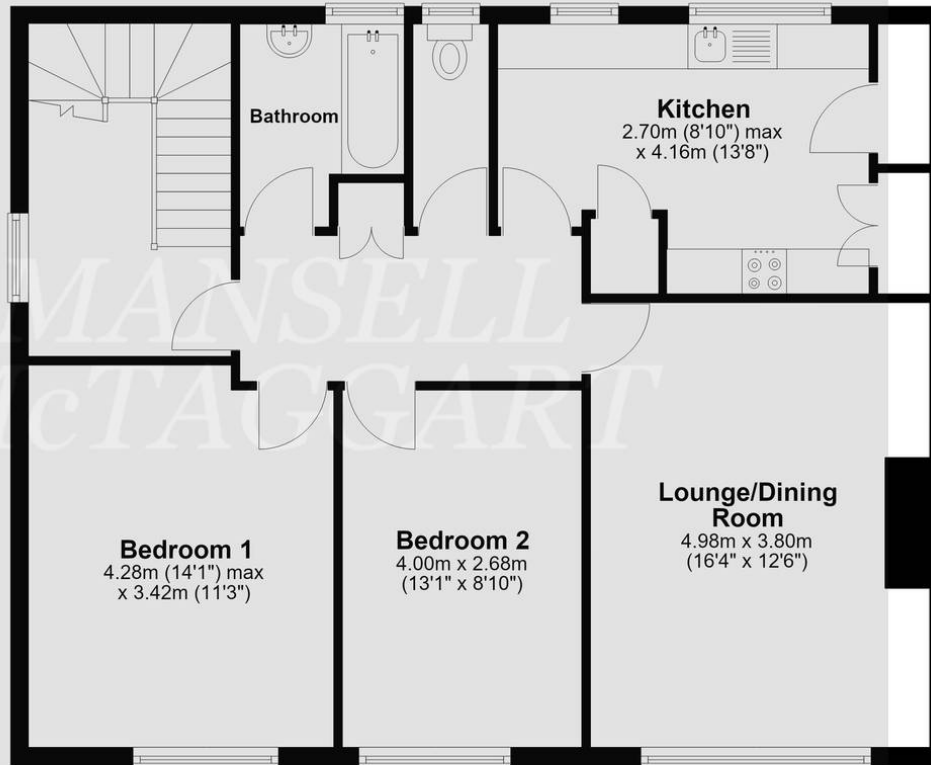
Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.



Flat Entrance
Approx. 6.0 sq. metres (64.8 sq. feet)



First Floor
Approx. 81.1 sq. metres (873.2 sq. feet)



Total area: approx. 87.1 sq. metres (937.9 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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