

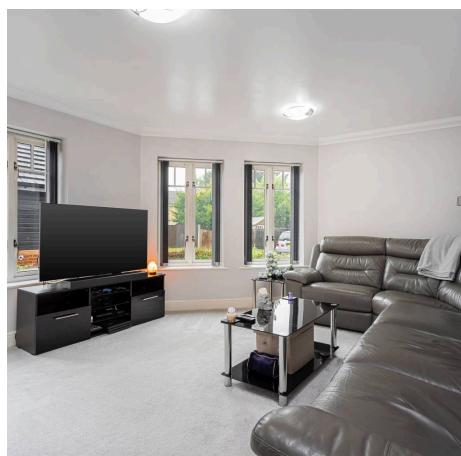


## Rosemead Gardens, Southgate

In Excess of £250,000

**MANSELL  
McTAGGART**  
Trusted since 1947





- Modern two-bedroom ground floor apartment
- Garage with parking space to the front
- Modern kitchen with integrated appliances
- Built-in storage to bedrooms and hallway
- En-suite shower room to main bedroom
- Walking distance to Crawley town centre and mainline station
- Share of freehold; low service charge/ground rent compared to many flats/apartments
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

This modern 2-bedroom ground floor apartment is ideally situated in the popular district of Southgate in central Crawley, within a short walk of the town centre and mainline railway station. Benefiting from a GARAGE and SHARE OF FREEHOLD, the service charge and ground rent are notably less than many flats and apartments.

A communal door with secure telephone entry gives access to a communal entrance. Upon entering the property, there is a spacious entrance hall with useful built in storage cupboard. The living room has three windows, allowing in plenty of light and making this a pleasant space to relax. The modern kitchen is fitted with an attractive range of wall and base units, sink/drainer unit set in work tops, integrated oven with hob and extractor over, integrated fridge and freezer, integrated washing machine, and wall-mounted central heating boiler (replaced by current owners in 2019). The kitchen is finished with tiled flooring and downlighters.



The main bedroom is a bright double room with two windows to the side, a double wardrobe and additional cupboard with shelving provide ample storage. The en-suite shower room comprises a shower cubicle, low-level WC and wash hand basin. The second bedroom is currently used as an office but has previously fitted a double bed, with a built-in wardrobe minimising the need for free-standing furniture. The main bathroom is fitted with a suite comprising low-level WC, wash hand basin and panel bath, the room being finished with a tiled floor, part tiled walls, extractor fan (replaced in 2023) and a heated towel rail.

Outside the property benefits from pleasant communal grounds. There is a private garage adjacent to the communal entrance – providing space for a car or valuable additional storage – with a parking space to the front of it.

This ideal starter home or investment benefits from an excellent location in this sought-after area of central Crawley. There is easy access to the town centre, while commuters will appreciate the short walk to Crawley's mainline station, with its links to London and the South Coast.

#### **Lease Details**

Length of Lease: approximately 104 years remaining (2026)

Annual Ground Rent: Nil – We are advised that although lease provides for a ground rent of £150 in practice no ground rent is paid as this would be payable back to the flat owners themselves.

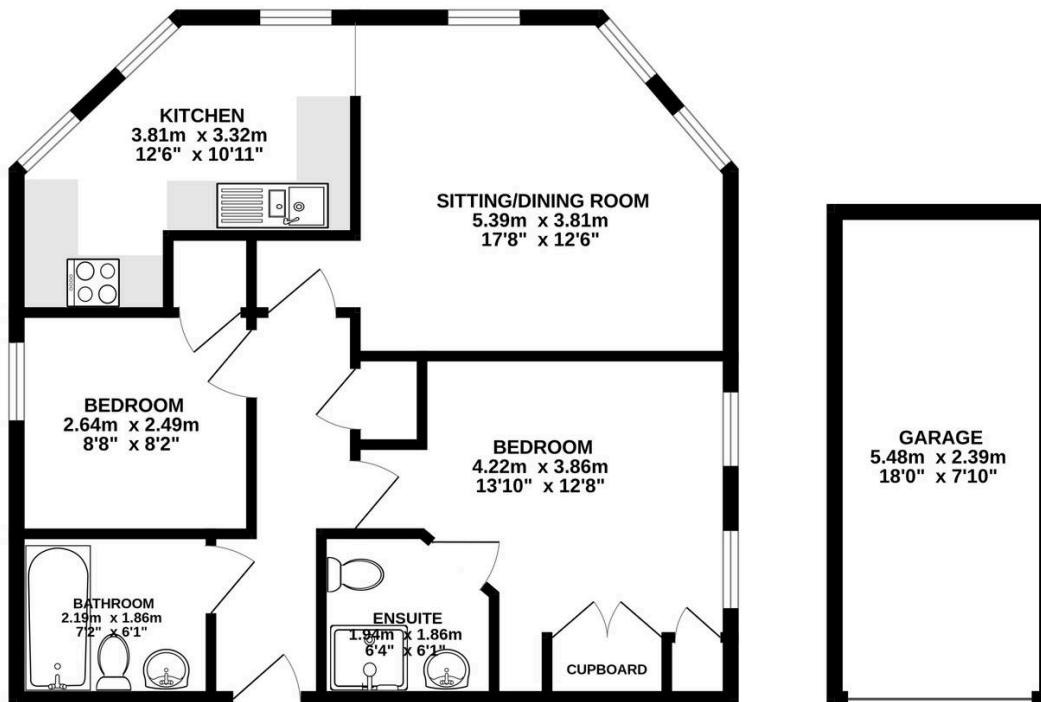
Ground Rent Review Period – January

Annual Service Charge: £1,320

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



GROUND FLOOR  
71.9 sq.m. (773 sq.ft.) approx.



TOTAL FLOOR AREA: 71.9 sq.m. (773 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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