



**Guide Price £110,000 - £120,000** Leasehold 108 Remaining Service Charge £2606.00 P/A G/Rent £350.00 P/A **T: 01293 531721**

## Laker Court, Three Bridges, Crawley RH10 1QB

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**Moore & Partners**

**GUIDE PRICE £110,000 - £120,000.**

**This sought after one double bedroom, ground floor Retirement Apartment for the over 60's offers someone the opportunity to join this great community of owners. Located in Three Bridges which is convenient for your everyday needs including excellent transport links.**

On entering the property, you walk immediately into the ground floor communal entrance hall. Within the communal entrance hall an opening lead nicely into the resident's lounge area.

An inner hallway leads you down and along the ground floor corridor and to the apartment's front door, which intern leads into the spacious entrance hall. The entrance hall provides access to the lounge/diner, master double bedroom and shower room. The entrance hall is great space with a large built-in recess cupboard/airing cupboard. A door leads through to the lounge/diner which provides a great relaxation space and is enhanced with natural light from the window and single glazed door. The door opens onto a small grassed area which is great for keeping some small pot plants or can be used as access into the property from the parking area. In the lounge/diner there is space for a four-seater dining room table and chairs and further space for your free-standing furniture. Double opening doors lead you through to the fitted kitchen with some built in appliances and plenty of base and eye level units and work surface space. The Master bedroom is a great size with built in double wardrobes and can comfortably holds a king size bed with adequate space for free standing bedroom furniture. The re-fitted shower room comprises of a double shower cubicle, low level w/c and wash hand basin.

A driveway to the front of the building leads to the residents parking area where you have parking on a first come first serve basis, as well as storage area for mobility scooters.

Communal gardens are positioned to the rear of the building which provide an excellent outside space.

Lease 108 Years Remaining - Ground Rent £350 Per Year - Service Charge £1303 Per Half Year - £2606.00 Per Annum



# Room Details

## Ground Floor

Communal Entrance Hall

Communal Lounge

Entrance Hall

10'8" x 3'0" (3.25m x 0.91m)

Lounge/Diner

14'3" x 10'10" (4.34m x 3.30m)

Kitchen

7'3" x 6'2" (2.21m x 1.88m)

Bedroom

15'6" x 8'7" (4.72m x 2.62m)

Shower Room

6'9" x 5'11" (2.06m x 1.80m)

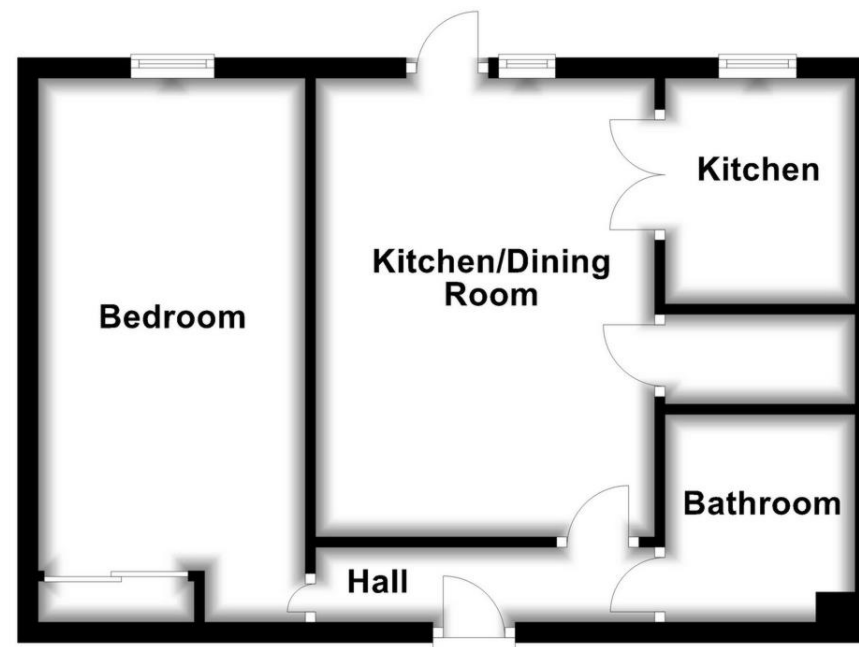
## Outside

Residents Parking Area

Small Grassed Area

## Ground Floor

Approx. 41.6 sq. metres (447.9 sq. feet)



Total area: approx. 41.6 sq. metres (447.9 sq. feet)

These drawings are for representational purposes only. Drawn  
by Brian Blunden.  
Plan produced using PlanUp.

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

