



Guide Price £200,000 - £220,000

Leasehold

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Cobnor Close, Gossops Green, Crawley RH11 8LL

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Moore & Partners

**GUIDE PRICE £200,000 - £220,000.**

**This very spacious ground floor Maisonette is located in Gossops Green close to shops and transport links. This property offers excellent ground floor living accommodation with the benefit of a double-glazed conservatory and own feature rear garden.**

This substantial one double bedroom ground floor Maisonette is located within Gossops Green with excellent access to the Town Centre and Crawley train station, Gatwick Airport, M23 north and south bound, several excellent schools and a range of local amenities. This spacious apartment makes an ideal purchase for those looking to buy their first property. This property also makes an ideal purchase for those needing to be close to multiple transport links, whilst being in a much sought after and convenient location. The property also features a modern kitchen, Double glazed conservatory and a superb rear garden.

On entering the property, you walk into the spacious entrance hall which provides plentiful space for coats and shoes with the added benefit of built in storage cupboards. From the entrance hall you can access the lounge, kitchen and master bedroom. The lounge is located at the end of the entrance hall and provides generous floor space for free standing sofas and lounge furniture. From the lounge you can access the double-glazed conservatory which provides a great place to relax whilst taking in the view of the lovely rear garden. From the conservatory there are double opening doors which provide direct access into the rear garden. The kitchen is located to the left of the entrance hall and provides a generous range of base and eye level unit with work surface surround. Natural light within the kitchen is provided by the windows which overlook the rear garden and a door provides direct access to the garden. The double bedroom can comfortably cater for a double bed and benefits for built in wardrobes there is additional floor space for free standing furniture. The Wet Room re fitted with a shower area wash hand basin and W/C set against tiled walls with a window.

The rear garden attached to the property is a superb feature. Being mostly laid to lawn with a patio seating area you can entertain yours friends and family within the privacy and seclusion the garden provides.



# Room Details

## Ground Floor

Entrance Hall

Lounge

14'8" x 10'1" (4.47m x 3.07m)

Kitchen

11'1" x 6'11" (3.38m x 2.11m)

Conservatory

9'9" x 9'3" (2.97m x 2.82m)

Master Bedroom

11'4" x 11'3" (3.45m x 3.43m)

Wet Room

8'1" x 5'4" (2.46m x 1.63m)

## Outside

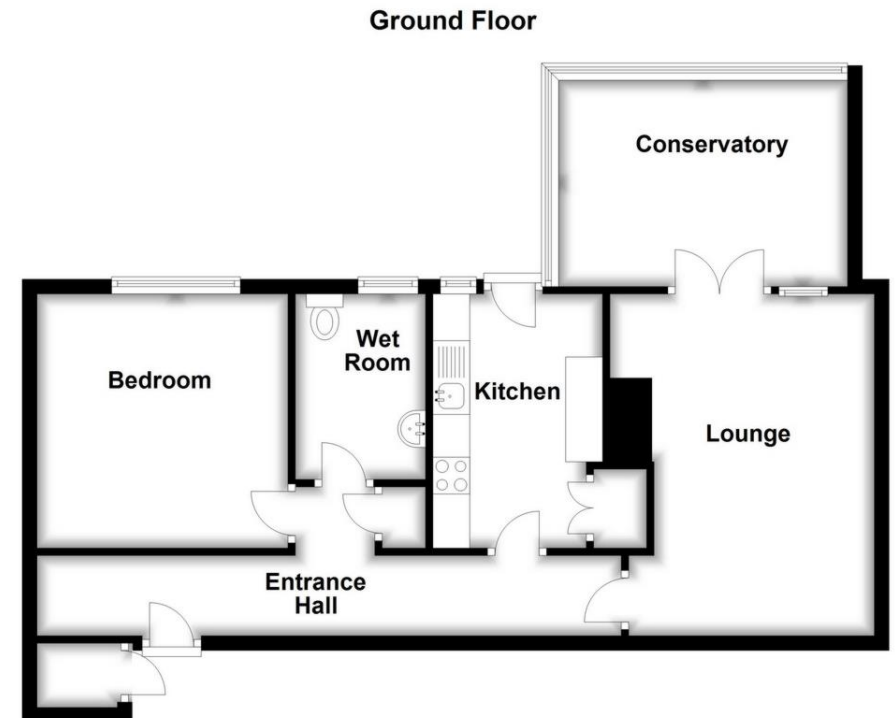
Generous Rear Garden

## Lease Details

Lease Remaining 91 Years

Ground Rent £10.00 P/A

Service Charge £343.22



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.

