

**£179,950**

Rampling Court, Commonwealth Drive, Three Bridges, Crawley, RH10 1AP

Platinum Estates are pleased to present to the market this LUXURY 2 DOUBLE Bedroom Apartment in the highly desired area of Three Bridges with a VERY SHORT Walk to Three Bridges Train Station and Town Centre, Tesco Store located on premises and excellent schools surrounding. This property offers a Spacious Lounge with Balcony looking over the Stunning Gardens, Modern Fitted Kitchen with built in Appliances, Master Bedroom benefits from a Modern En-Suite Shower Room and White Bathroom Suite. This property also benefits from allocated Underground Parking, and Double Glazed Windows.

- **LUXURY 2 DOUBLE Bedroom Apartment**
- **Spacious Lounge with Balcony looking over the Stunning Gardens**
- **Modern Fitted Kitchen with Appliances**
- **Master Bedroom benefits from a Modern En-Suite Shower Room**
- **White Bathroom Suite.**
- **Allocated Underground Parking**



Hallway

Leading to lounge, bedrooms, bathroom and 3 Storage Cupboards. Carpet Flooring, Entry Phone System, Power points and Telephone point.

Lounge 15'4 x 10'7



Spacious Lounge with balcony and views onto the gardens. Radiators, Carpet Flooring, Double Glazed Patio Door to Balcony, Power Points, TV Points and Telephone Points.

Kitchen 9'6 x 5'11

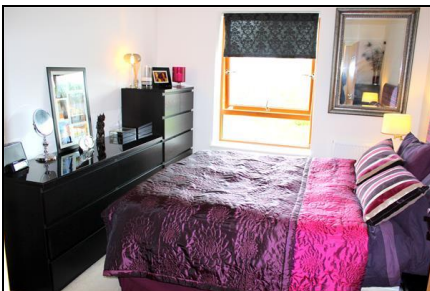


Range of Wall and Base units with work surfaces built in cooker and 4 ring electrical hob and extractor fan. Space and plumbing for washing machine & free standing Fridge Freezer, Stainless Steel sink with mix taps and drainer. Part Tiled Walls, lino flooring and Boiler.

Bathroom

White Bathroom Suite with Power Shower, Wash Basin, Low level W/C, glass shower screen, radiator, wall cabinet, lino flooring & extractor Fan.

Master Bedroom 11'9 x 9'7



Double Glazed Window to Front Aspect, Carpet Flooring, Radiator, Power Points. Leads to En-suite.

The Property Misdescription's ACT 1991. While we endeavour to make our details accurate, we have not tested any equipment or appliance and therefore we can not verify the particular herein. Room sizes are approximate and should be independently verified. We have not had sight of legal documents and buyers are advised to obtain their own reports from Solicitors and Surveyors before finalizing an offer to buy. Journeys should not be undertaken to view a property without making an appointment to view before hand.



En-suite

White Suite Comprises of: Shower Cubical, Wash Basin with splash back tiles, low level W/C, Radiator, Lino Flooring and Extractor Fan.



Second Bedroom 11'11 x 8'7

Double Glazed Window to Front Aspect, Carpet Flooring, Radiator, Power Points and Telephone Points.

Property Ref: ABC1000607

Energy Performance Certificates

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Floor Plan

The Property Misdescription's ACT 1991. While we endeavour to make our details accurate, we have not tested any equipment or appliance and therefore we can not verify the particular herein. Room sizes are approximate and should be independently verified. We have not had sight of legal documents and buyers are advised to obtain their own reports from Solicitors and Surveyors before finalizing an offer to buy. Journeys should not be undertaken to view a property without making an appointment to view before hand.