

Cedar Lodge, Brighton Road, Southgate

Offers in Region of **£100,000**

MANSELL McTAGGART
Trusted since 1947









- One bedroom
- First floor apartment
- Available to those aged 55 and over
- Walking distance of Crawley town centre
- Residents off-street parking
- Communal lounges, laundry room and gardens
- NO ONWARD CHAIN, probate granted
- Council Tax Band 'C' and EPC 'C'

This generously proportioned one bedroom first floor retirement apartment, available to those aged 55 and over, is ideally situated within walking distance of Crawley town centre. A secure electronic fob entry system gives access to the communal main entrance, with stairs and lift to the first floor.

Upon entry to the apartment itself, there is an 'L' shaped hallway providing access to the shower room, bedroom, open plan living area and kitchen. There are two useful storage cupboards in the hallway, (one housing the water heater).

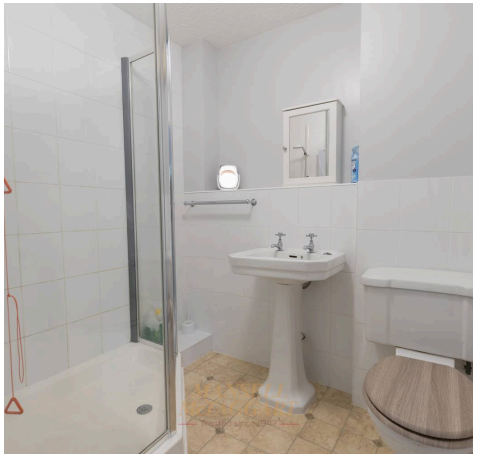
The open plan living area is bright and spacious with plenty of room for a lounge suite as well as a dining room table and chairs. Windows to the rear provide a pleasant outlook over the well-maintained communal grounds.

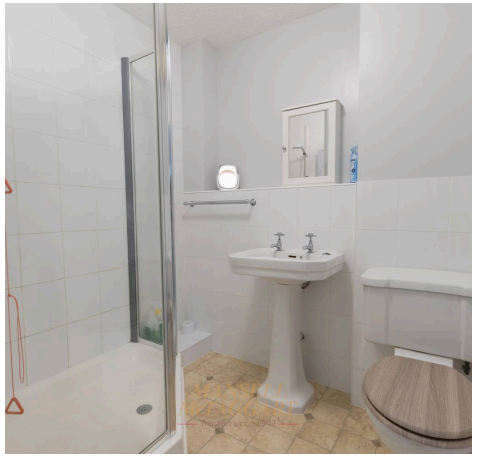
The layout of the open plan living area is such that there is the option of dividing the space to create a second bedroom if desired.

The kitchen is fitted with an attractive range of wall and base units. There is a stainless-steel sink-drainer unit set into worktops, and a range of integrated appliances including a single oven, microwave, fridge/freezer and hob with extractor fan over.









The bedroom is a generous double room with bay window overlooking the communal grounds to the rear. Wardrobes run along the opposite wall, providing useful built-in storage.

The shower room is fitted with a suite comprising shower cubicle, low level WC and wash hand basin.

The Estate Manager's office and the communal laundry room are located on the ground floor. There are two communal lounge areas, one on the first floor used for shared meals or gatherings, and one on the second floor. There is a strong sense of community and there are regular social events.

The well-maintained communal grounds feature a gazebo for use by residents and a rose garden with seating area. There is off-street parking for residents.

The property is offered to the market with NO ONWARD CHAIN and with probate already having been granted.

Lease Details

Length of Lease: 85 years remaining (2026)

Annual Service Charge – £3,840.36 - the expected service charge for 2027/2028 is £3,180 per annum

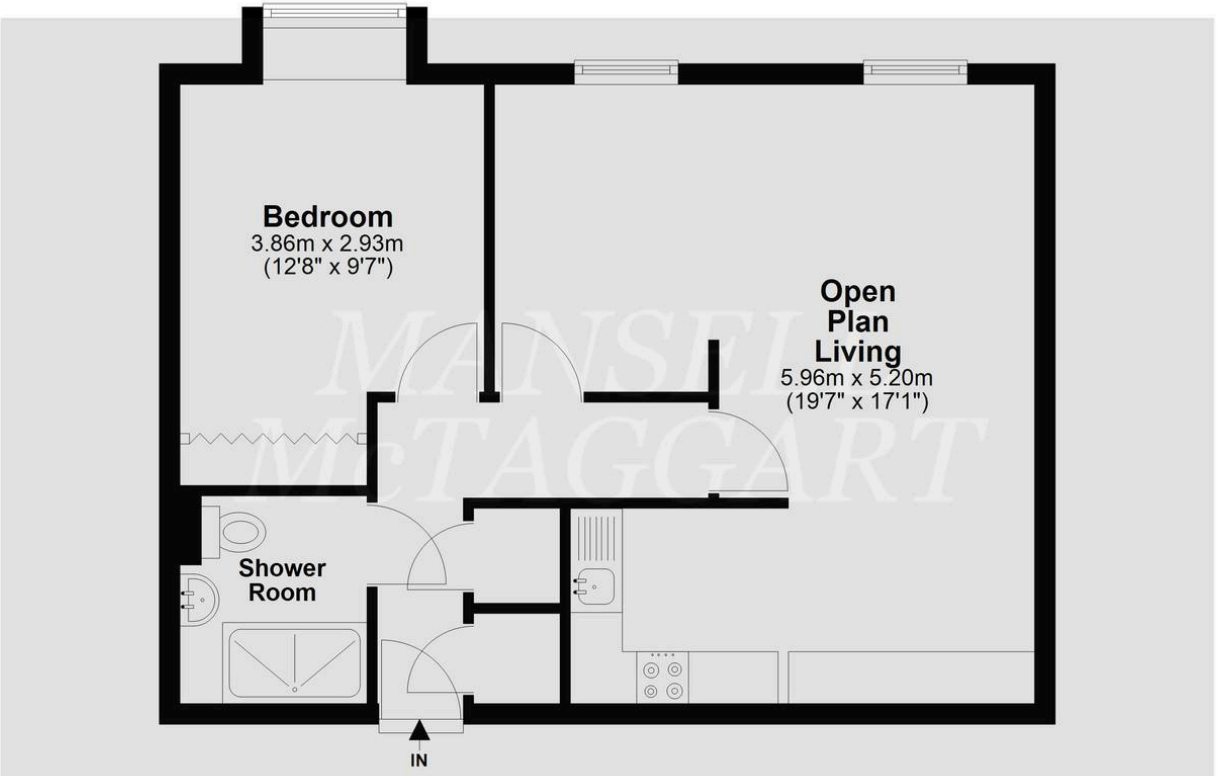
Service Charge Review Period – April

Annual Ground Rent - £75

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

First Floor

Approx. 49.8 sq. metres (536.1 sq. feet)



Total area: approx. 49.8 sq. metres (536.1 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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