

## Tinsley Lane Crawley, RH10 8AJ

A modern first floor two bedroom apartment. THREE BRIDGES. The property comprises entrance hall, good size lounge/dining room, open plan kitchen, two double bedrooms, master bedroom with en-suite, family bathroom, gas fired radiator central heating, phone entry system, allocated parking, garden store, ideal location being within easy reach of Manor Royal & Gatwick.

£225,000 - Leasehold



## ACCOMODATION

Living Room/Kitchen 24'8" max 10'09" into bay

Bedroom 1 12'4" x 8'7"

Bedroom 2 12'5" max 10'4" min x 7'11"

Bathroom 6'3" x 6'4"

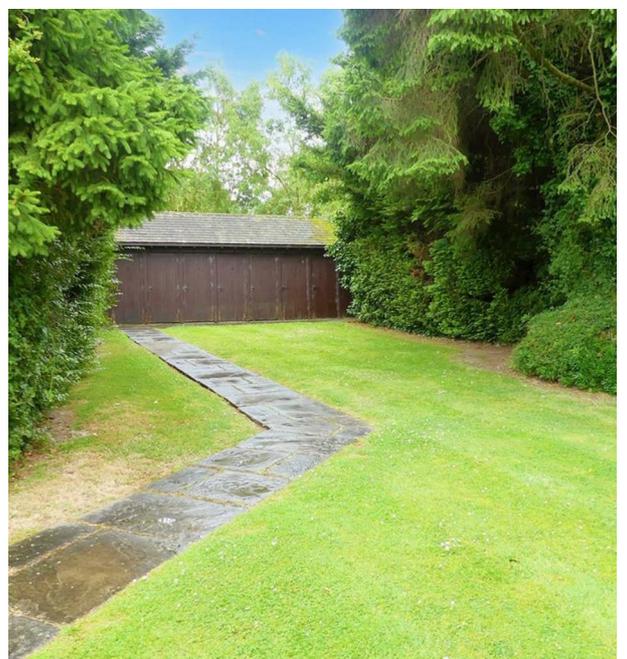
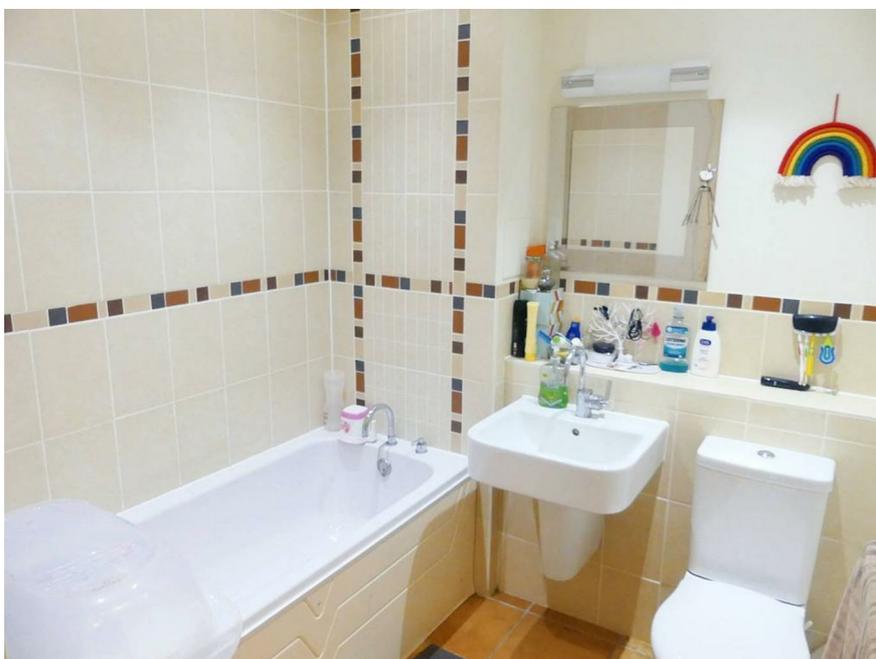
Ground rent TBC

Service charge TBC

## CHARGES

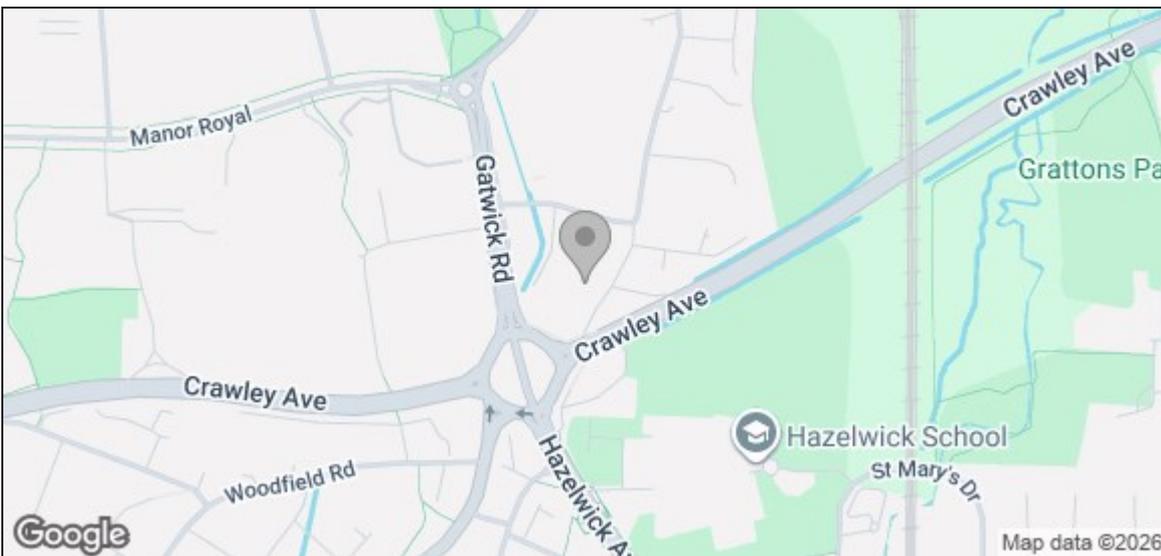
Ground rent T- Peppercorn

Service charge is £2858.60 though this includes £1000.00 towards the reserve fund



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

**WILLIAMS  
HARLOW**



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