

**WILLIAMS  
HARLOW**

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## Three Bridges Road Crawley, RH10 1JQ

A well presented two double bedroom first floor apartment located in the sought after area of Three Bridges. The property comprises; entrance hall, spacious lounge with Juliette balcony, fitted kitchen, two double bedrooms, and family bathroom, allocated parking, double glazing, communal gardens.

£220,000 - Leasehold



## ACCOMODATION

### Entrance Hall

Phone entry system, electric radiator, store cupboard, airing cupboard, doors to;

Lounge 16' 6" x 12' 9" with doors to Juliette balcony

open plan to;

Kitchen 9' 2" x 8' 1"

Bedroom 1 12' 4" x 8' 8"

Bedroom 12' 9" Max x 8' 1"

### Bathroom

White suite comprising a panel enclosed bath tub, wall mounted shower, low flush WC, wash hand basin, towel rail, part tiled walls.

Allocated Parking Space

Communal Garden

## CHARGES

Tenure: Leasehold | 996 yrs left

Ground rent: £150 per annum | review period: unconfirmed

Service charge: £2,951 per annum

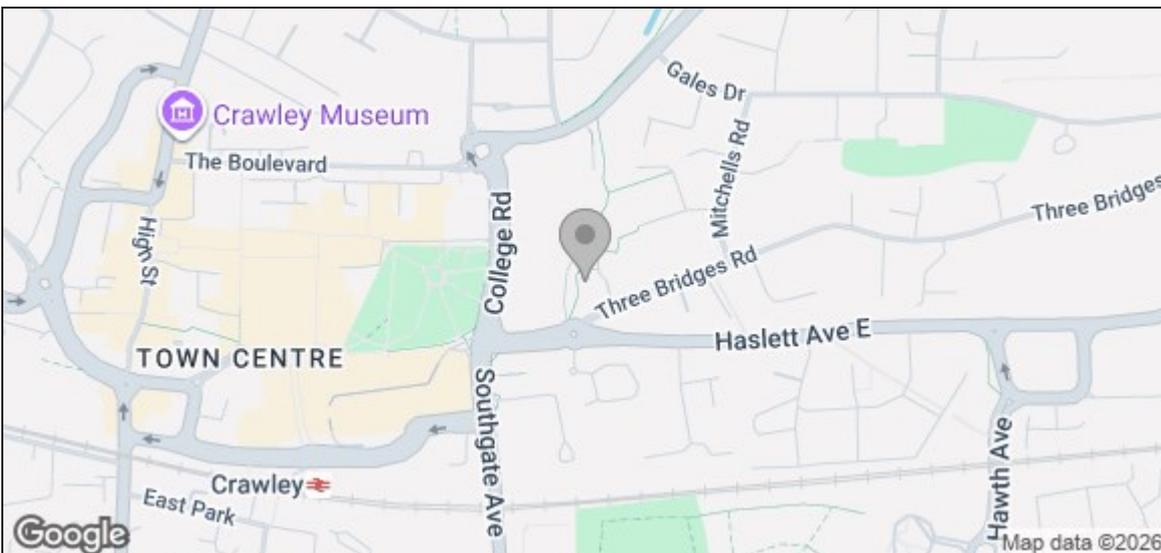
Council tax: Band C

Broadband: Ultra-fast 910Mbps \*



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.

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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>		
(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 	