

## Connaught Gardens Crawley, RH10 8NB

Situated in the popular West Green area of Crawley, this ground floor two bedroom apartment offers a fantastic opportunity to create a personalised new home. The property provides well-proportioned accommodation, including two generous double bedrooms, making it well suited to first-time buyers, couples, or investors. The apartment opens into a bright living area, offering flexible living space. Although the property would benefit from updating, this presents a great chance to modernise and tailor the interior to your own taste. The property also benefits from a garage and allocated parking.

The location is highly convenient, with nearby bus routes providing straightforward connections to Gatwick Airport and Crawley town centre.

Available with no onward chain, this apartment is ready for its next owner to add their own stamp and represents a great opportunity to create a home that suits your lifestyle.

### Asking Price £215,000 - Leasehold



## THE PROPERTY

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Tenure: Leasehold | 169 yrs left  
Service charge: £1,292.58 per annum  
Council tax: Band C

## CHARGES

£1,292.58 per annum

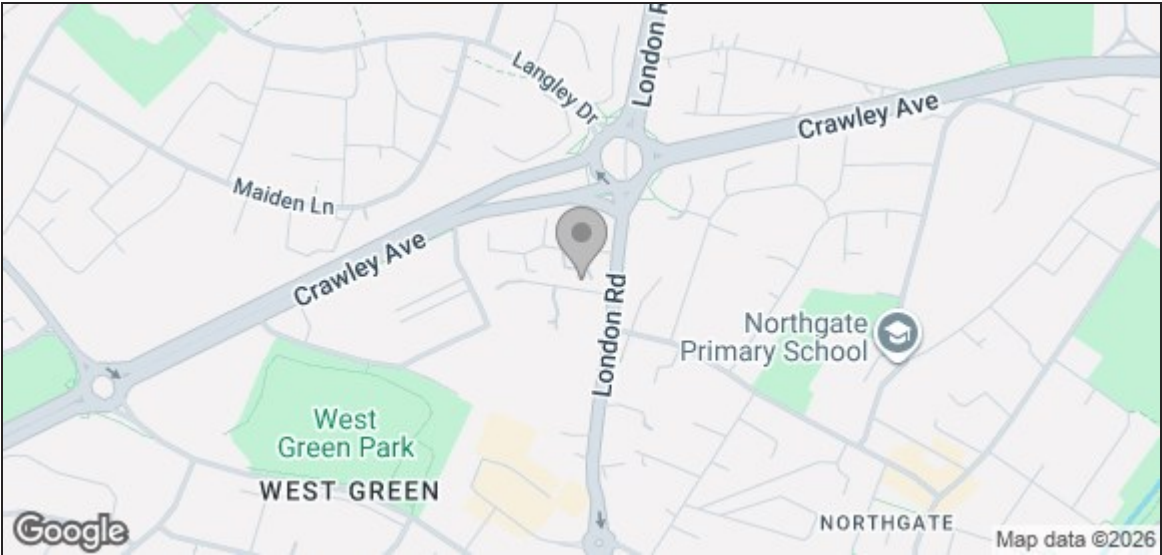






Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 59      | 78                      |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |