

## Woodfield Road Crawley, RH10 8AH

A one bedroom second floor apartment situated in the sought after area of Northgate within a gated development. The property comprises entrance hall leading to spacious living room with double doors to Juliette balcony, open plan fully fitted kitchen with built-in appliances, generous size double bedroom, modern bathroom suite with shower. The property also benefits from gas fired radiator central heating, double glazing, phone entry system, allocated parking and well maintained communal grounds.

£179,950 - Leasehold



## CHARGES

Tenure: Leasehold | 137 yrs left

Ground rent: £393.96 per annum | review period: unconfirmed

Service charge: £1,766 per annum

Council tax: Band B

## ABOUT THE PROPERTY

Living Room 20'04" x 12'02"

Kitchen 12'10" x 6'01"

Bedroom 13'04" x 10'03"

Bathroom 7'05" x 6'00"

The property is currently rented at £1100.00 so would make an ideal investment or first home time buy where vacant possession can be provided with relevant notice.

## DESCRIPTION

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Three Bridges mainline station and Crawley Town Centre are within easy reach and Crawley's 'Fastway' bus route runs nearby with priority over traffic running to Gatwick International Airport.

## KEY POINTS

Tenure: Leasehold (137 years remaining)

One bedroom second floor apartment with a gated development

Spacious living room

Fitted kitchen with built-in appliances

Generous size bedroom

Modern fitted bathroom with shower

Gas central heating

Double glazed

Phone entry system

Allocated parking

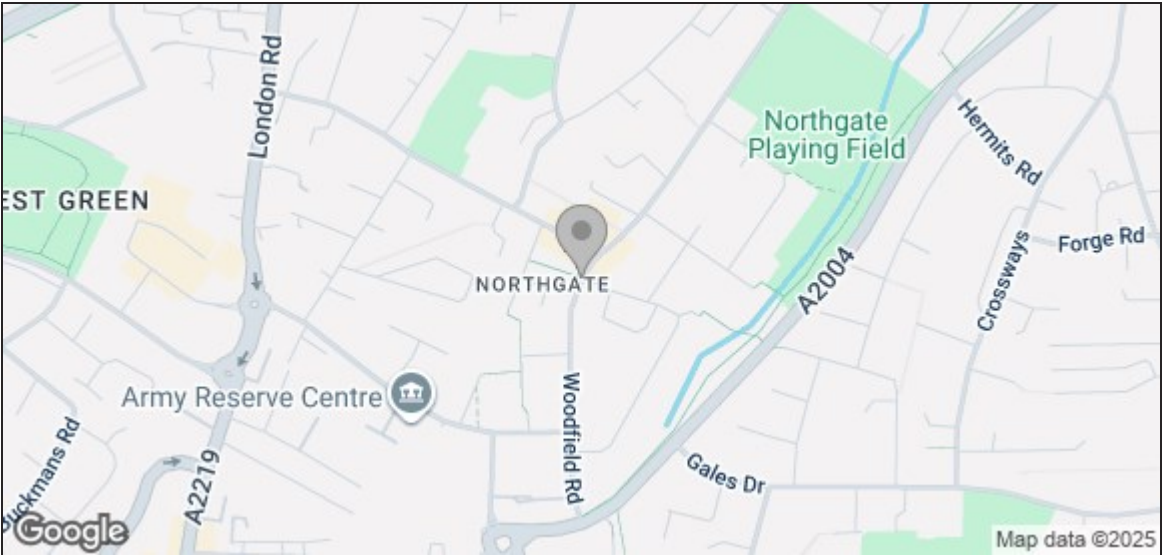
Well kept communal grounds





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	80	82
(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	