

Station Hill Crawley, RH10 7AZ

Offers Over £150,000 - Leasehold



A spacious one-bedroom first-floor apartment in the popular Maunsell Park development, the property benefits from generous living space and convenient access to local transport links.

The property is offered with vacant possession and no onward chain, making it an attractive option for a first-time buyer, commuter or investor.

The accommodation comprises a bright and generously sized living room, separate fitted kitchen, large double bedroom with a built-in wardrobes, modern bathroom with a full-sized bath, overhead shower, WC and wash basin, the entrance hallway also has useful walk-in storage that may be suitable as a study space, secure entry system and double glazing throughout, allocated parking space. The apartment is particularly well positioned for commuters, with Three Bridges railway station within walking distance. A range of local shops, bus services and everyday amenities are also close by, with its combination of convenient transport links, parking, and chain-free status, this property could make a straightforward first purchase or a worthwhile addition to an investment portfolio.



SUMMARY

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KEY POINTS

- First-floor apartment
- Spacious living room
- Separate fitted kitchen
- Double bedroom with built-in wardrobes
- Modern bathroom with shower
- Large walk in storage cupboard may be suitable as a study room
- Allocated parking space
- Secure entry system
- Vacant possession

CHARGES

- Tenure: Leasehold | 953 yrs left
- Ground rent: £0 per annum | review period: unconfirmed
- Service charge: £2,152 per annum
- Council tax: Band C

Please note the service charge of £2152.00 also included a contribution of £810.00 to the reserve fund.

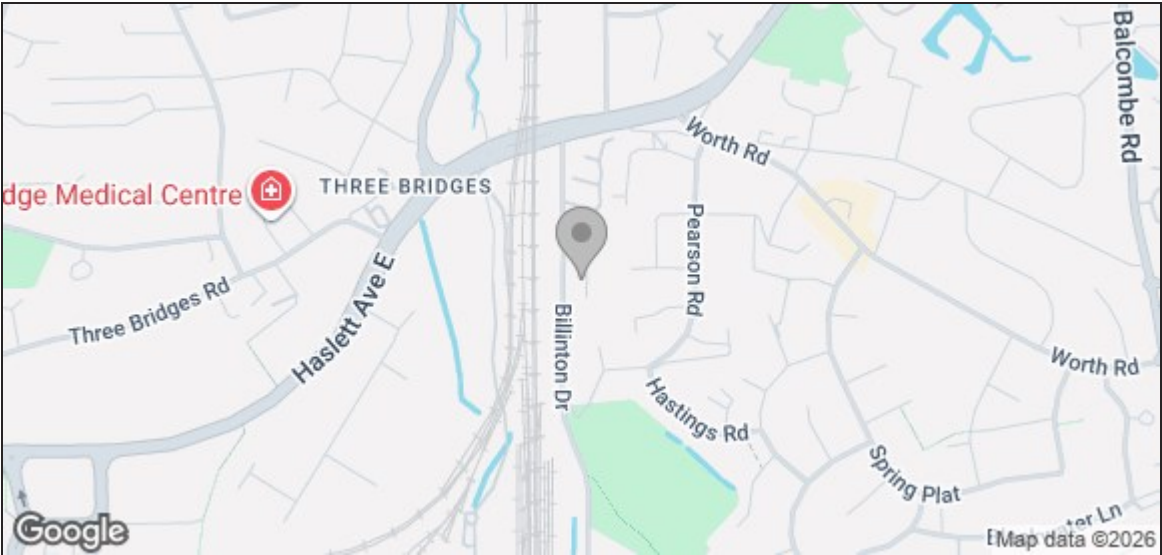
AI ENHANCEMENT

Some "Virtually Staged" or "AI-Enhancements" are shown within this listing please contact us for further details if anything is unclear



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	