

## Connaught Gardens Crawley, RH10 8NB

A spacious one double bedroom second floor flat located in the convenient residential location of West Green. The property comprises entrance hall, spacious lounge with dining area, open plan kitchen with ample storage space, large double bedroom with built in wardrobes, bathroom with shower, phone entry system, double glazing and allocated parking. The property offers unrivaled access to Crawley Town Centre, Gatwick, Manor Royal and Crawleys Mainline Station, making for an ideal first time buy or investment, the property also benefits from a recent lease extension.

£168,000 - Leasehold



## ACCOMODATION

Living Room 16'4" x 9'0"

Kitchen 7'8" x 6'5"

Bedroom 10'2" x 9'8"

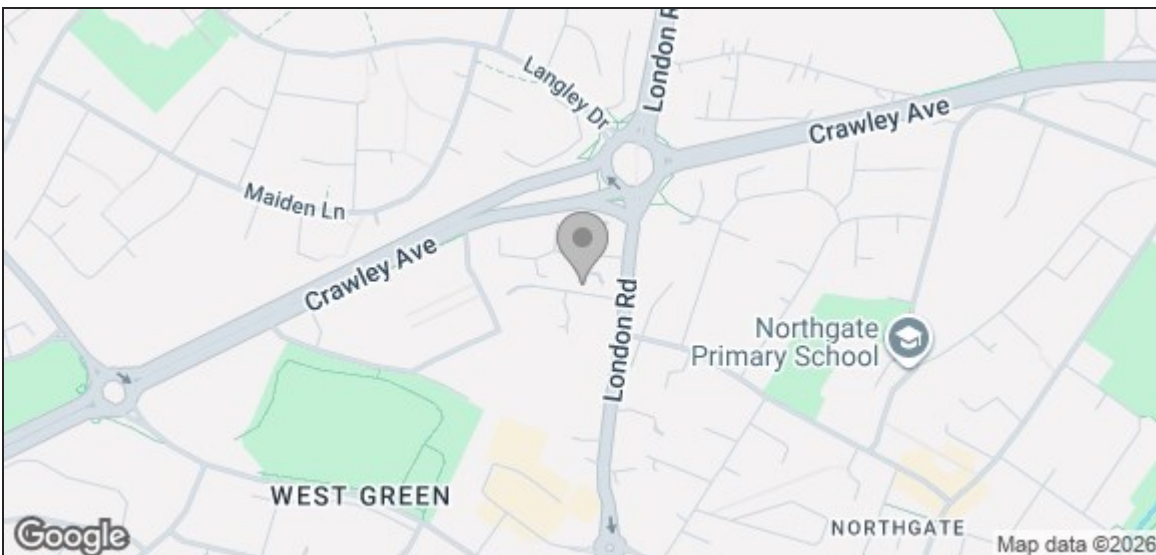
Bathroom 6'3" x 5'3"

The property is being offered with no onward chain.



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>		78
(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	