

Cornwell Avenue Crawley, RH10 3FE

A two double bedroom apartment situated in the much sought after area of the Forge Wood development. The accommodation is light and airy comprising dual aspect kitchen/diner/living area, the kitchen is fully fitted with appliances including gas hob, electric oven, fridge freezer and washer/dryer. The two bedrooms are generously-sized, luxurious bathroom with shower, double glazed, radiator central heating, allocated parking and an EPC rating of B so the monthly utilities should be very reasonable. Unfurnished.

£257,500 - Freehold



KEY INFORMATION

Large entrance hall

Living/Dining Room/Kitchen 20'7" x 17'2"

Bedroom One 12'2" x 9'8"

Bedroom Two 9'8" x 9'3"

Bathroom 6'9" x 6'4"

The property would make an ideal investment opportunity or new home with vacant possession being provided with relevant notice.

Lease Details

Length of Lease Approx 991 Years

Ground Rent £240.00 pa.

Maintenance £1600.00 pa.

Lease details should be confirmed by your solicitor

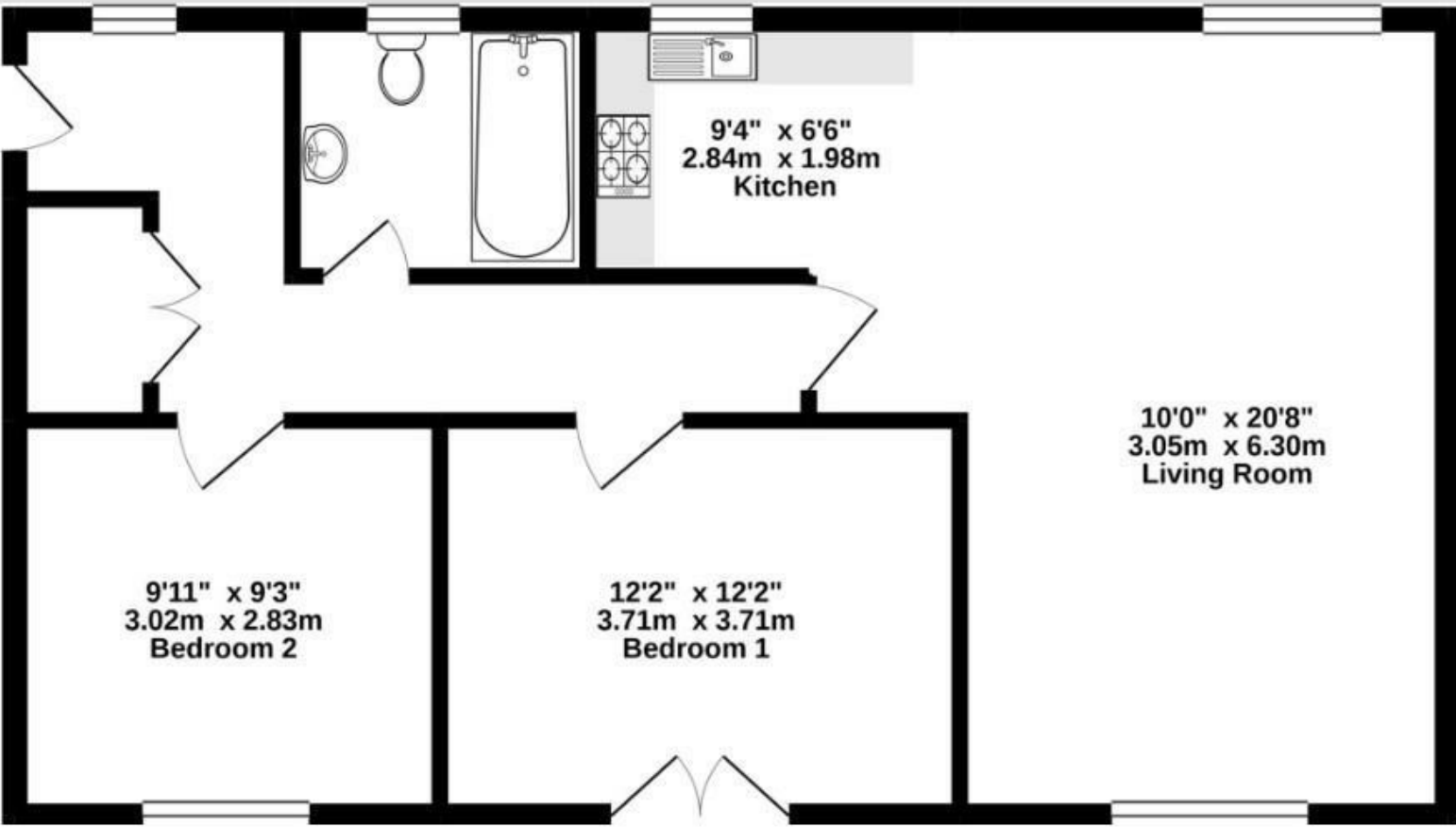
ACCOMODATION

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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	83	83
(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	