



High Street, Crawley

In Excess of £190,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





- NO ONWARD CHAIN
- CASH BUYERS ONLY OR IDEAL FOR INVESTORS
- Second floor flat
- Two bedrooms
- Balcony
- Open plan kitchen/living
- Walking distance from town centre and train station
- Located within a gated complex with off road parking space
- Council Tax Band 'C' and EPC 'C'

Mansell McTaggart are introducing a well presented two-bedroom second floor apartment situated within a short walk of Crawley town centre and Crawley train station.

Entering the communal entrance door there is a fob entry system providing great security for the residence. There is a lift to all floors as well as stair access.

Entering the apartment, you are greeted with an entrance hall with a storage cupboard.

The open plan kitchen/living/dining room is light and airy, designed in a 'L' shape. From the living room is the balcony of generous size that overlooks into the town centre. The kitchen is fitted with a range of wall and base units, sink unit, roll top work surfaces, integrated hob with cooker hood over, integrated electric oven and space for a fridge/freezer and washing machine.





The bathroom is fitted in a white suite comprising of a bath with contemporary style mixer tap and shower attachment, wash hand basin and low level WC.

The master bedroom is a great size room with ample space for double bed and further freestanding furniture. This room also benefits from built-in wardrobes.

Bedroom two is also a good size double which can also work as a home office.

Outside there is an allocated parking space for one vehicle through a security gate.

The property is situated within a short walk of Crawley town centre with its extensive range of shops, restaurants, and recreational facilities. Crawley railway station (London Victoria/London Bridge approx. 35 minutes) is close by.

Lease Details

Length of Lease: 125 years from 1 January 2003

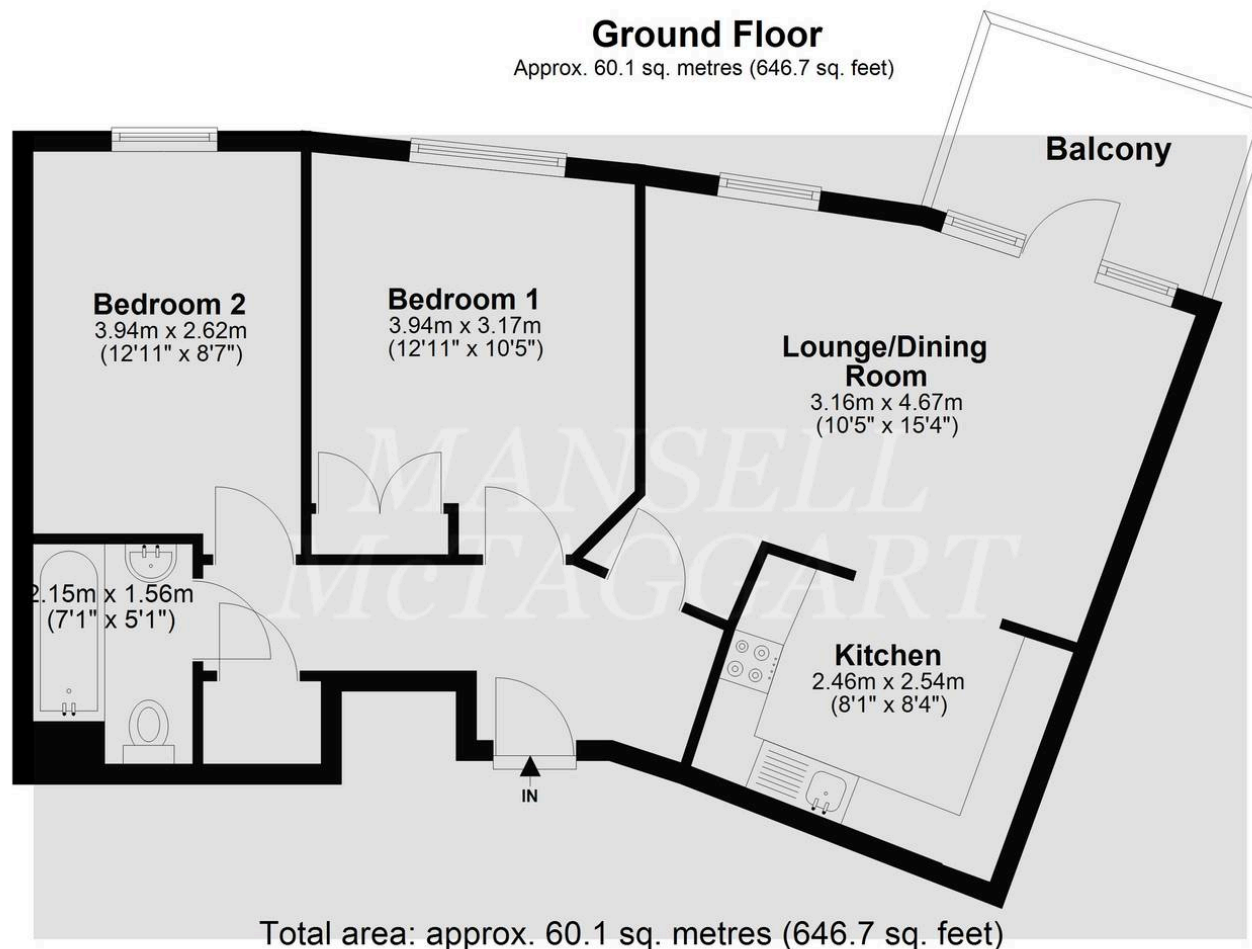
Annual Service Charge – £2,143.67

Service Charge Review Period – January

Annual Ground Rent – £200

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.





Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.