



Dove Close, Langley Green, Crawley, West Sussex, RH11 7TE

Offers in excess of £160,000

- One bedroom ground floor flat
- Fully refurbished throughout
- Ideal first time home or investment purchase
- Refitted kitchen and shower room
- Double glazed; gas radiator central heating
- Viewing highly recommended
- Security entry phone system
- Communal gardens
- EPC rating D

Property Description

Homes Partnership is delighted to offer for sale this one double bedroom, ground floor flat that has been fully refurbished throughout. The property comprises an entrance hall, lounge / diner, refitted kitchen / diner with built in oven and hob, dual aspect double bedroom and a refitted shower room. The property benefits from double glazing throughout, heating by gas to a system of hot water radiators and a security entry phone system. Outside there are communal gardens. The property is conveniently placed for the 24 hour Fastway bus service, connecting the area to Manor Royal, Gatwick Airport and Horley. Just over a mile to Crawley town centre and train station, in our opinion this would be great first time home or would be a good addition to any property portfolio and we would urge an early viewing as this is sure to get snapped up.

COMMUNAL ENTRANCE Communal front door with security entry phone intercom. Opening to communal entrance hall. Stairs to the first floor. Personal front door on ground floor opening to:

ENTRANCE HALL Security entry phone receiver. Radiator. Storage cupboard. Work surface with integral washing machine below and wall mounted units above. Doors to all rooms.

LOUNGE / DINER 14' 8" x 10' 6" (4.47m x 3.2m) approximate. Radiator. Window to the front.

KITCHEN 7' 6" x 7' 3" (2.29m x 2.21m) approximate. Refitted with a range of wall and base level units incorporating a single bowl, half drainer, stainless steel sink unit with mixer tap and a breakfast bar. Built in oven and hob with filter hood over. Integral fridge / freezer and dishwasher. Wall mounted boiler. Radiator. Window to the rear.





BEDROOM 11' 0" x 10' 7" (3.35m x 3.23m) approximate. Radiator. Dual aspect windows to the rear and side aspect.

SHOWER ROOM Refitted with a white suite comprising a shower cubicle and a vanity unit with inset bowl, cupboard below and a low level WC with concealed cistern. Heated towel rail. Opaque window to the rear.

OUTSIDE

COMMUNAL GARDENS There are communal gardens surrounding the property and a communal drying area.

USEFUL INFORMATION

MAINS SERVICES Gas / Electric / Water / Drainage

TRAVELLING TIME TO STATIONS

Crawley By car 7 mins On foot 28 mins - 1.3 miles
Ifield By car 6 mins On foot 34 mins - 1.7 miles
(source google maps)

AREA INFORMATION

Located to the north-west of the town, Langley Green has a lively and friendly community. Home to the Crawley Islamic Centre and Mosque, there is a parade of shops, pub, doctors and rugby club. There is one primary school and the town centre is easily accessible via the 24 hour Fastway bus service. Langley Green is adjacent to County Oak Retail Park which offers a great shopping experience in stores such as Next, PC World, Hobbycraft, Aldi and a Marks and Spencer foodhall. Manor Royal industrial park is also nearby while Gatwick Airport is on the doorstep. In our opinion with so many facilities and employers close by, coupled with a great bus service, Langley Green is a great choice for families and investors.

INFORMATION FOR INVESTORS

Anticipated rental value £795
Anticipated gross yield 5.96%





Floor Plan

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Vendor's comments

We bought the property in 2004 as a buy-to let flat and have had a number of lovely tenants over the years. The flat has never been empty and everyone has commented on how quiet Dove Close is. In 2019 we decided to completely refurbish the flat (new bathroom, kitchen, boiler, electrics, flooring, carpets) and are just refreshing the decor to bring it up to top condition. The flat has produced a reliable income for us over the years due to the buoyant rental market in the area. The flat is a generous size for the area (51m²), is bright and has a good layout. We put a washer/dryer and dishwasher in when we refurbished and a large shower. There is plenty of storage, including a large storage cupboard in the hallway. We bought the flat because of the proximity to Gatwick airport and some of our tenants had worked there and needed a local bolt hole. Parking has never been a problem in the close, as it can be in other parts of Crawley, something buyers who are from Crawley would appreciate. We are selling now because we are relocating to Staffordshire and don't want to manage the property at a distance.

LEASE DETAILS

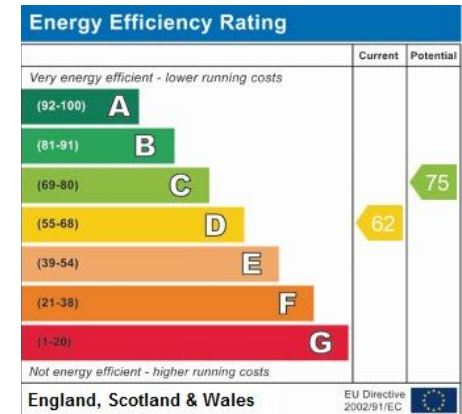
Service Charge per annum ££524 for the year - £43.66 pcm
 Ground rent per annum £10.00
 Length of lease: 125 years from 14.12.1998

TENURE Leasehold

COUNCIL TAX BAND B £1,508

NB: The banding of a dwelling which has had improvements which increase its value cannot be re banded until it is next sold. If you are considering buying a property which has been extended since 1993, you should be aware that the council tax band can be increased after the sale has taken place.

SERVICES TO PURCHASERS: As part of our service we will offer to introduce you to our preferred suppliers for conveyancing, surveys, removals, insurance and/or mortgages and we hereby declare that we may receive referral fees for any services arranged as a result of our introduction. How much we receive varies but typically this is as follows: Mortgages & insurance £100 - £250 | Surveys - £100 | Removals 5% of cost | Conveyancing £200 - £300. Suppliers generally pay referral fees to all introducers for marketing services.



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