



Connaught Gardens, West Green, Crawley, West Sussex, RH10 8NB

£250,000

- Two bedroom second floor flat
- Located in a private road
- Very well presented throughout
- Refitted kitchen and bathroom
- Spacious lounge / dining room
- Ideal first time home
- Allocated parking space
- One mile to Crawley train station and town centre
- EPC rating D

Property Description

Homes Partnership is delighted to offer for sale this two bedroom second floor flat located in a private road, in the residential neighbourhood of West Green, just one mile from the town centre. The property is very well presented by the current owner and comprises an entrance hall, spacious lounge / dining room, refitted kitchen with built in oven & hob, two bedrooms and a refitted bathroom. The property benefits from sealed unit double glazing, heating via electric heaters and a security entry phone system. Outside there is an allocated parking space. The property has great transport links, being ideally placed for the 24 hour Metrobus service and just one mile from Crawley train station. In our opinion this would make a great first home and we would urge a viewing to see if it would suit your needs.

COMMUNAL ENTRANCE Security entry phone intercom. Communal door opening to communal entrance hall. Doors to all floors. Personal front door on second floor opening to:

ENTRANCE HALL Security entry phone receiver. Electric heater. Storage cupboard. Further cupboard housing hot and cold water tanks. Hatch to loft space, which is same size as flat's footprint. Doors to all rooms.

LOUNGE / DINING ROOM 18' 4" x 12' 4" (5.59m x 3.76m) approximate. Two electric heaters. Two windows.

KITCHEN 10' 9" x 6' 2" (3.28m x 1.88m) approximate. Refitted with a range of wall and base level units incorporating a one and a half bowl, single drainer, stainless steel sink unit with mixer tap. Built in oven and hob with extractor hood over. Space for fridge / freezer and washing machine. Window.

BEDROOM ONE 10' 11" x 10' 9" (3.33m x 3.28m) approximate. Electric heater. Window.





BEDROOM TWO 10' 9" x 9' 2" (3.28m x 2.79m) approximate. Electric heater. Window .

BATHROOM Refitted with a white suite comprising a bath with shower over, wash hand basin and a low level WC. Heated towel rail. Opaque window.

OUTSIDE

ALLOCATED PARKING There is one allocated parking space.

USEFUL INFORMATION

MAINS SERVICES Electric / Water / Drainage

TRAVELLING TIME TO STATIONS

Three Bridges	By car	7 mins	On foot	34 mins - 1.7 miles
Crawley	By car	6 mins	On foot	21 mins - 1 mile

(source google maps)

AREA INFORMATION

West Green was the first neighbourhood to be developed and is one of the smallest and closest to the town centre. Northgate and the town centre lie to the east of West Green, Southgate to the south, field to the west and Langley Green to the north. West Green is home to Crawley Hospital, since the 1990s many services have been moved to East Surrey Hospital in Redhill and Crawley hospital has a sub-acute status. Crawley Fire Station is on the edge of West Green. The neighbourhood is served with a small parade of shops, a pub, primary school and church. The park offers a tranquil space to relax in yet is within walking distance of the town centre. Metro bus has routes through West Green and within walking distance is Crawley train station and all the facilities at Crawley Leisure Park including Hollywood Bowl, Cineworld multi-screen cinema, gym and swimming pool, and many restaurants including Bella Italia, Waga Mamas, Harvester and Nandos.

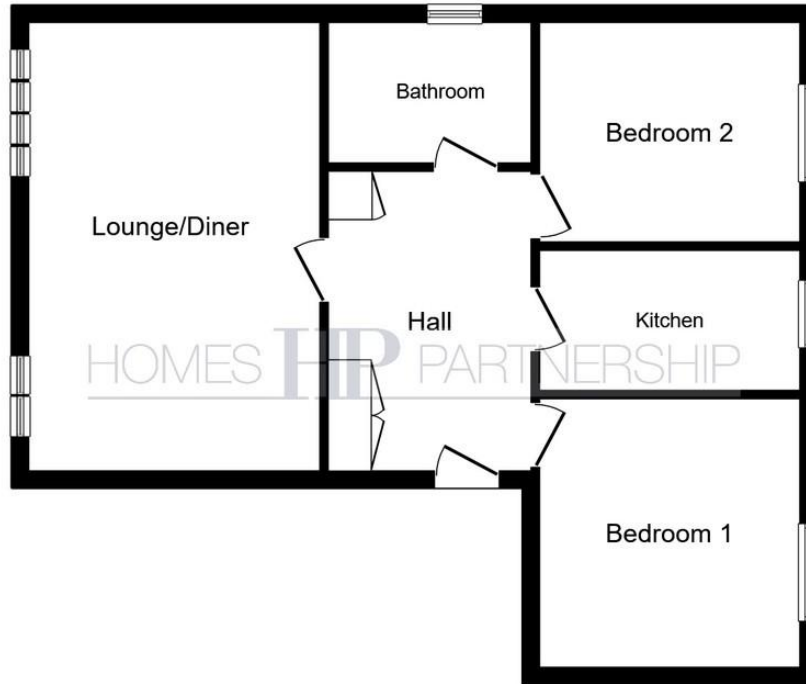
INFORMATION FOR INVESTORS

Anticipated rental value	£1000
Anticipated gross yield	4.8%

LEASE DETAILS

Maintenance Charge per annum	£1164 Jan - Dec 2021
Ground rent per annum	£50 rising to £200
Length of lease:	120 years from 29/09/1985





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

TENURE

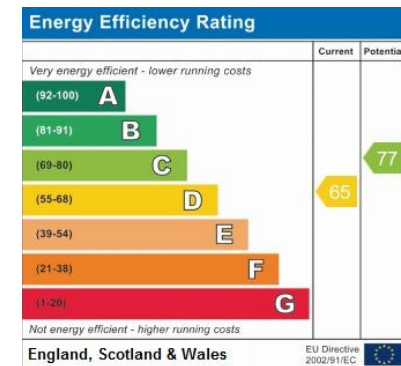
Leasehold

COUNCIL TAX BAND

C £1,724

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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HOMES **HHP** PARTNERSHIP

