

£220,000 Leasehold

Geraint Thomas House North, The Boulevard, Crawley, West Sussex RH10 1DF



- Second Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Short Walk to Crawley Station
- Approx. 536 Sqft Gross Internal Area
- Stylish Bathroom
- Close to Town Centre
- Long Lease

GENERAL DESCRIPTION

This recently-constructed development is close to the extensive range of shops and amenities of Crawley town centre. The property available is on the second floor and has a twenty-one-foot reception room with attractive flooring and an open-plan kitchen area featuring handle-less units and integrated appliances. There is a spacious bedroom and a simple yet stylish bathroom. A pair of storage/utility cupboards have been provided in the entrance hallway and well insulated walls, high performance glazing and a communal heating/hot water system all contribute towards a very good energy-efficiency rating. The block has a communal cycle store and is only a short walk from Crawley Station which offers services to a number of destinations including the south coast and various stations in central London.

Tenure: Leasehold (250 years from 20/08/2019).

Service Charge: £190.72 per month (subject to annual review).

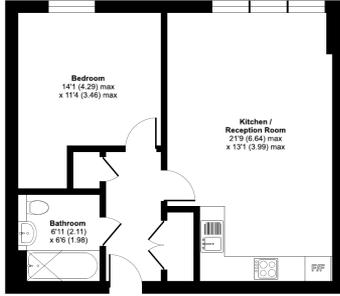
Council Tax: Band B, Crawley Borough Council.

Please Note: This property is currently part-owned by A2Dominion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). There is no parking space offered with this property.



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Approximate Area = 536 sq ft / 49.7 sq m
For identification only - Not to scale



SECOND FLOOR

Plan also produced in accordance with RICS Property Measurement 2nd Edition incorporating International Property Measurement Standards (IPMS Standards) © 2018 room 2026. Produced for Urban Moves. REF: 1309772

DIMENSIONS

SECOND FLOOR

Entrance Hall

Reception

21' 9" max. x 13' 1" max. (6.64m x 3.99m)

Kitchen

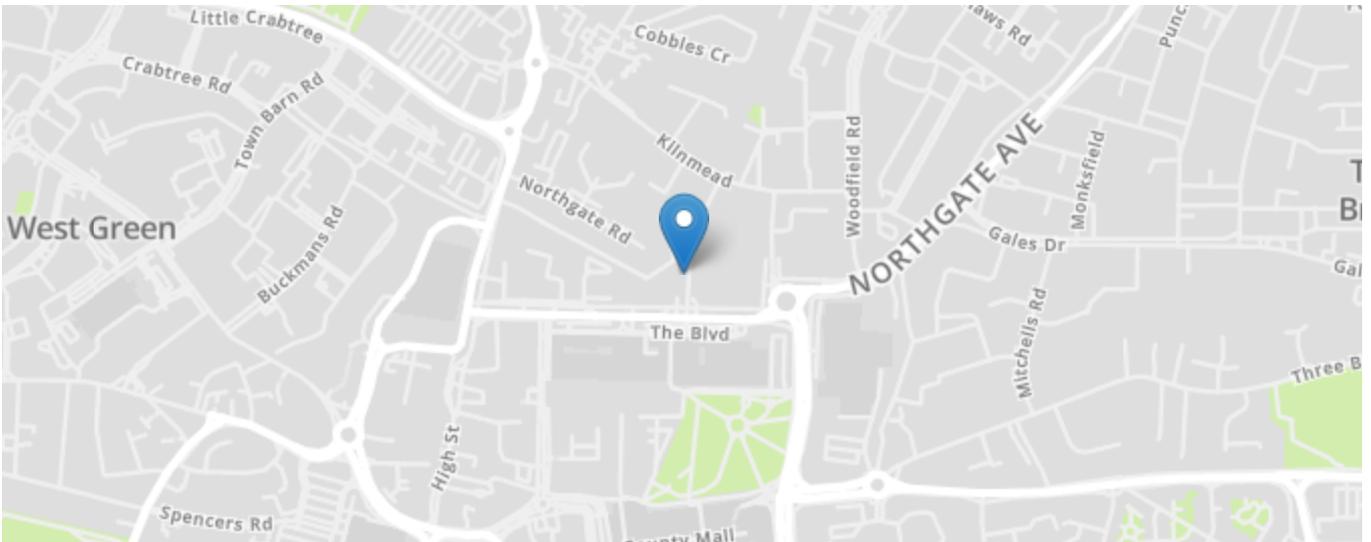
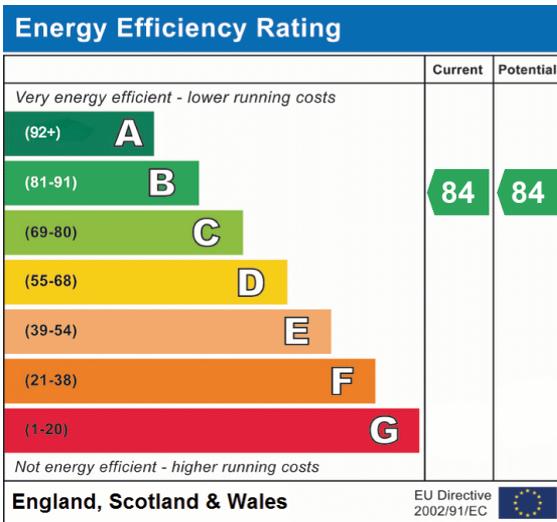
included in reception measurement

Bedroom

14' 1" max. x 11' 4" max. (4.29m x 3.45m)

Bathroom

6' 11" max. x 6' 6" max. (2.11m x 1.98m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.