

Price

£250,000

Garnham
H Bewley

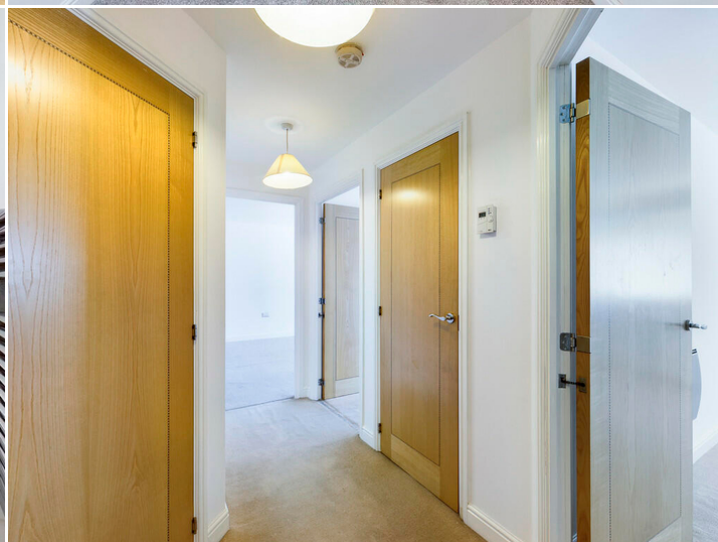
Flat 8 Trafalgar Gardens, Crawley



- Ground Floor Apartment
- Two Bedrooms & Two Bathrooms
- Spacious Living / Dining Area
- Fitted Kitchen
- Under Ground Parking and Visitor Parking
- Communal Gardens
- Three Bridges Station Nearby

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



Flat 8 Morgan House, Trafalgar Gardens, Crawley, West Sussex RH10 7SU

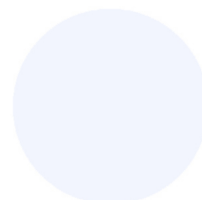
Garnham H Bewley are delighted to offer for sale this spacious ground floor two double bedroom, two-bathroom apartment set within a private gated development and just 0.1 miles for three bridges train station. This superb apartment benefits from underground parking, visitors parking and no onward Chain.

This substantial and superbly presented two double bedroom ground floor apartment is located within Three Bridges with excellent access to Three Bridges train station, Gatwick Airport, M23 north and south bound, several excellent schools and a range of local amenities. On entering this private gated development, you can park in one off the visitor's spaces or the underground parking space.

The accommodation consists of a spacious entrance hall with built in storage cupboards. The open plan lounge / diner is filled with natural light from the double opening doors which lead outside. The lounge / diner is a great place to relax and offers plenty of floor space for lounge / dining furniture. An opening leads nicely through to the kitchen. The kitchen is fitted with a generous range of base and eye level units complimented with work surface and built in appliances which include the oven, hob, extractor, fridge/freezer, washing machine and dishwasher. The bright and airy super king-size master bedroom suite enjoys an en-suite

shower room. Within the bedroom you will find a range of triple built in wardrobes with additional floor space for bedroom furniture. Bedroom two is a decent sized double bedroom which benefits from plenty of floor space for free standing bedroom furniture. The modern bathroom is fitted with a stylish three-piece white suite set against tiled walls and flooring.

To the outside the apartment benefits from an underground parking space, visitors' spaces and communal gardens. The property is rated C for energy performance, indicating a reasonably high level of energy efficiency, which can lead to lower utility bills. The council tax band for this property is C.



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Accommodation

Entrance Hall

9' 9" x 5' 7" (2.97m x 1.70m)

Lounge / Diner / Kitchen

23' 9" x 10' 10" (7.24m x 3.30m)

Bedroom 1

13' 5" x 9' 11" (4.09m x 3.02m)

En-suite

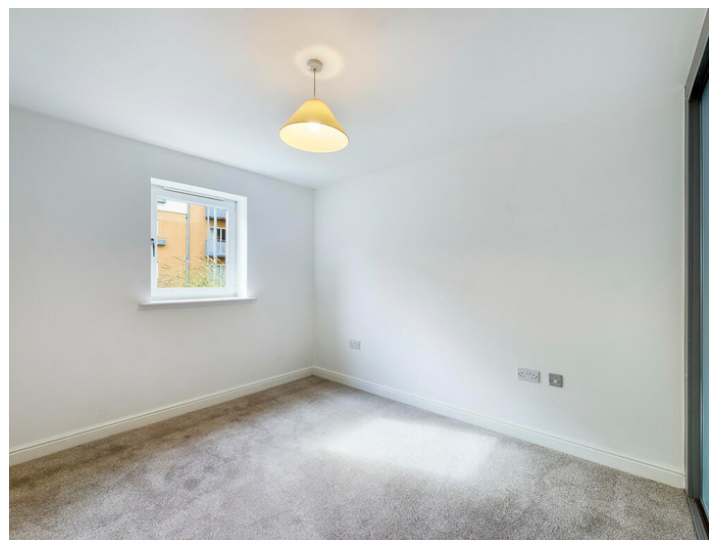
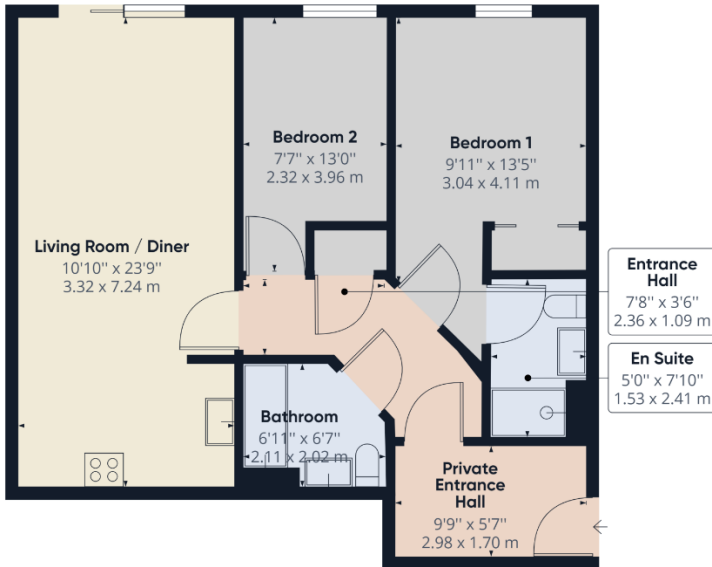
7' 10" x 5' 0" (2.39m x 1.52m)

Bedroom 2

7' 7" x 13' 0" (2.31m x 3.96m)

Bathroom

6' 11" x 5' 7" (2.11m x 1.70m)



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Lease 200 years from 1.7.2005

Ground rent £107.70 every 6 months

Service charge £ 286.17 per month

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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