



Guide Price £270,000 - £280,000 Leasehold

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## Stagelands, Langley Green, Crawley, RH11

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Moore & Partners



**GUIDE PRICE £270,000 - £290,000.**

**This WELL presented two double bedroom ground floor maisonette, BENEFITS FROM an ATTACHED, PRIVATE REAR GARDEN and terrace/balcony. With low running costs compared to many leasehold properties, property could be perfect for first time buyers or anyone downsizing.**

Upon entering the property there is an entrance hallway with space for shoes and coats, providing access to all rooms. The living/dining room is dual aspect with windows to front and rear allowing in plenty of natural light, ample space for both living room furniture and a dining table and chairs. In addition, there is also access to an outside terrace/balcony to the front. The modern kitchen, which overlooks the rear garden, is fitted with a wide range of wall and base units which are accompanied with work surface surround. Adequate space is provided for a free-standing cooker and undercounter white goods. A door from the kitchen provides direct access into the rear garden and the external brick-built storage which benefits from power and light. Both bedrooms are generous double rooms overlooking the front and rear respectively, with the main bedroom benefitting from a built-in double wardrobe. The family bathroom comprises a panel enclosed bath with wall mounted shower unit, low level WC, wash hand basin with vanity beneath and a heated towel rail with opaque window to the front.

Gated access leads to the private rear garden, which is mostly laid to lawn with inset trees shrubs and plants. the rear garden catches plenty of sunshine, enclosed with part wooden panel fencing. An internal viewing is highly recommended.

Lease Details: Length of Lease - 125 years from 26th August 1992 (93 years remaining)

Annual Ground Rent Amount - £10.00 Ground Rent Review Period - April

Annual Service Charge Amount - £600.00 Service Charge Review Period - April



# Room Details

## Ground Floor

Entrance Hall

Family Lounge 16'8" x 11'7" (5.08m x 3.53m)

Kitchen 10'9" x 8'2" (3.28m x 2.49m)

Master Bedroom 14'1" x 9'10" (4.29m x 3.00m)

Bedroom Two 11'1" x 9'10" (3.38m x 3.00m)

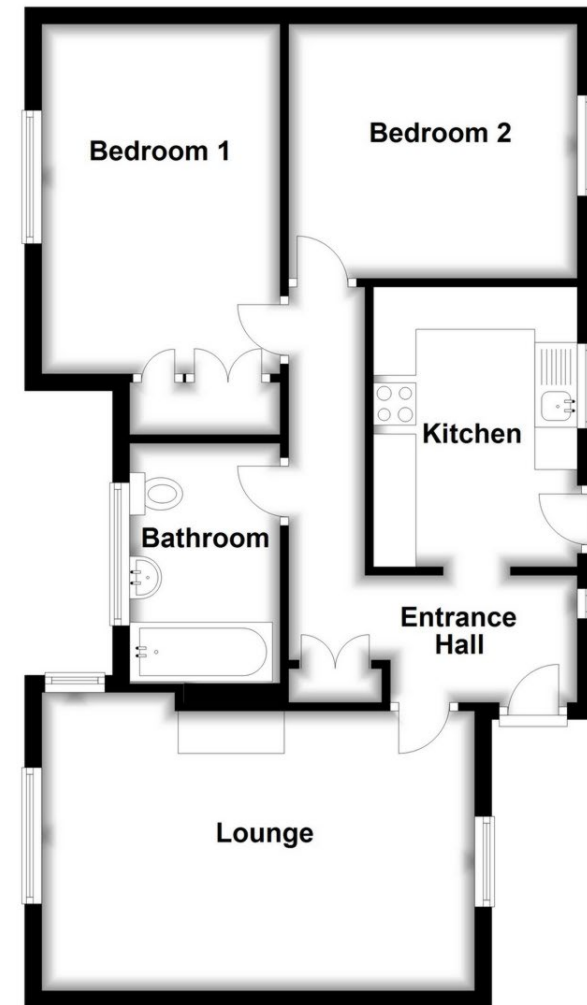
Bathroom 8'5" x 6'1" (2.57m x 1.85m)

## Outside

Brick Store

Private Rear Garden

**Ground Floor**  
Approx. 64.7 sq. metres (696.5 sq. feet)



Total area: approx. 64.7 sq. metres (696.5 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.



