



Guide Price £200,000 - £220,000 Leasehold

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## Caburn Court, Southgate, Crawley, RH11

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Moore & Partners



**THIS SPACIOUS TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT HAS BEEN UPGRADED BY THE CURRENT OWNERS. LOCATED CONVENIENTLY FOR CRAWLEY TOWN CENTRE AND CRAWLEY TRAIN STATION, THE PROPERTY BENEFITS FROM COMMUNAL GARDENS, & RESIDENTIAL PARKING.**

On entering the property, you walk immediately into the ground floor communal entrance hall where stairs rise to the second floor. Stepping through the front door, the spacious L shaped entrance hall, provides access to the open plan lounge/diner, master bedroom, bedroom two and family bathroom. The L shaped entrance hall is a great space and offers plenty of storage in the double and separate large single storage cupboards. To one end of the hallway, a door leads nicely through to the lounge/diner which provides a great relaxation space and is enhanced with natural light from the double aspect double glazed windows that overlook the communal gardens. There is plenty of space for a range of sofas and furniture, whilst the dining area can comfortably hold a 4-seater table and chairs. The refitted kitchen which is located off of the dining area and enjoys views out over the communal gardens and woodland. It's now fitted with a range of base and eye level units, complimented with work surface space and built-in appliances including, gas hob, electric oven, cooker hood and dishwasher. There are additional spaces for a tall fridge/freezer and washing machine.

The Master bedroom located to the rear of the building, it can comfortably hold a king size bed and is fitted with a range of units over the top, there is also adequate space for further free-standing bedroom furniture. Bedroom two is a small double which benefits from a double built in wardrobe and further fitted wall units. The family bathroom has also been refitted and comprises a three-piece white suite with shower over the bath, with decorative wall tiling complimenting the style and design.

Outside and located close to the communal entrance is a further private cupboard, giving that much needed extra space for your storage needs. There are communal gardens, drying area and access to the wooded area to the rear of the development. There are numerous residential parking areas available to the front on a first come first served basis.

Crawley Train Station is located 1.1 Miles away

Fastway Buses 10/20 are 0.6 Miles away

A viewing a must to appreciate this well-presented property.



# Room Details

## Ground Floor

Communal Entrance

## Second Floor

L-Shaped Entrance Hall

Lounge/Diner 15'6" x 11'11" (4.72m x 3.63m)

Kitchen 11'10" x 6'6" (3.61m x 1.98m)

Bedroom One 11'11" x 10'1" (3.63m x 3.07m)

Bedroom Two 10'1" x 6'11" (3.07m x 2.11m)

Bathroom 6'5" x 6'4" (1.96m x 1.93m)

## Outside

Storage Cupboard

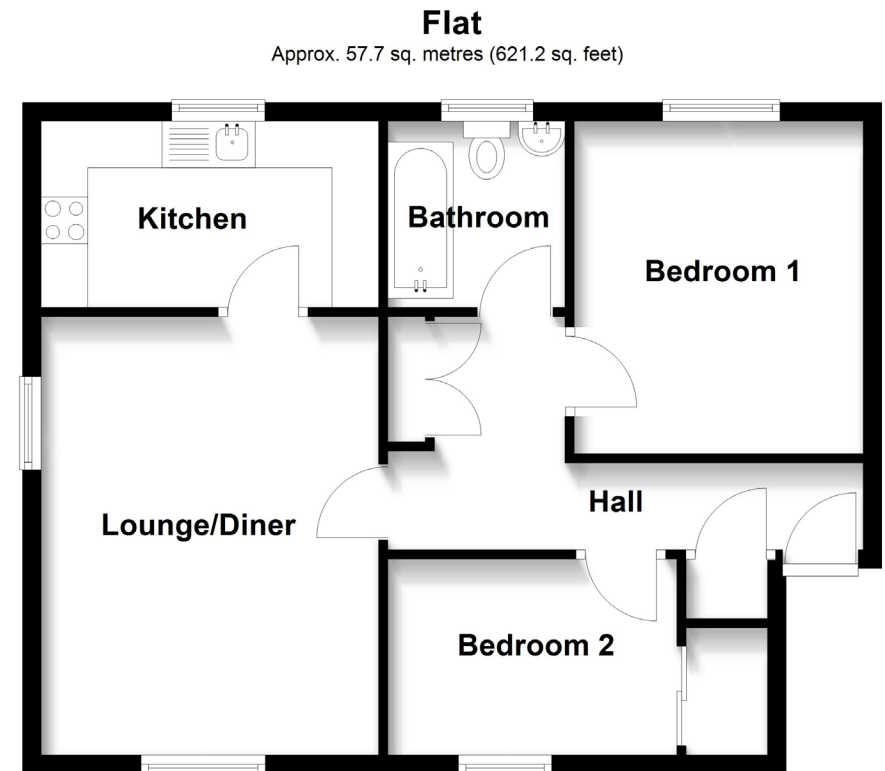
Communal Gardens

Residents Parking Area

Leasehold 125 Years from Oct 1989

Ground Rent £10 p/a

Service Charge £463 Half Yearly



Total area: approx. 57.7 sq. metres (621.2 sq. feet)

These images 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.



