

## Byrd Road Crawley, RH11 8XG

A bright and spacious two bedroom top floor flat which is extremely well presented throughout, The property is located within the residential area of Bewbush and benefits from being a convenient distance from the Fastway bus service and Ifield Station, there are also local shops and Schools close by. The property comprises large entrance hall with built in storage, fully fitted kitchen, breakfast bar, dual aspect lounge/dining room with wall mounted fire, main bedroom with fitted wardrobes, second bedroom, bathroom with separate shower cubicle and laundry area with space for tumble dryer, phone entry system, double glazing throughout and gas fired radiator central heating.

£205,000 - Leasehold



## ACCOMODATION

Lounge/Dining Room Room 21'4" x 9'7"

Kitchen 12'3" x 8'10"

Bed 1 11'2" x 8'9"

Bed 2 8'8" x 6'10"

Bathroom 10'11" x 8'00"

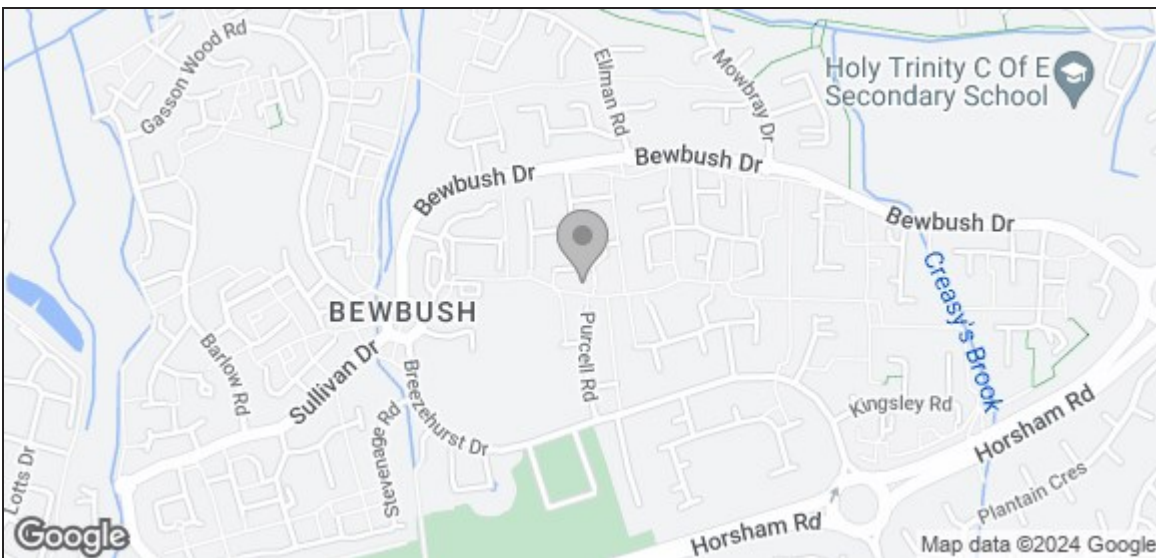
The lease is in the process of being renewed

The property is currently rented at a rent of £1275.00pcm so would make an ideal investment purchase or new home being offered with no onward chain with relevant notice.



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

**WILLIAMS  
HARLOW**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	