

## Trafalgar Gardens Crawley, West Sussex RH10 7SS

A modern first floor one bedroom apartment within a gated development in Three Bridges. The property comprises of an entrance hall, fully fitted luxury kitchen, good size living room with doors to Juliette balcony, double bedroom with fitted wardrobes, bathroom with shower, phone entry system, double glazing, allocated parking and secure gated entry. The property is conveniently close to Three Bridges train station, offering services to Gatwick Airport and London Stations.

£174,950 - Leasehold



## FEATURES

Leasehold

One bedroom first floor apartment

Living room with doors to balcony

Double bedroom with fitted wardrobes

Fully fitted kitchen with appliances including dishwasher

Phone entry system

Allocated parking

Gated entry

## ACCOMMODATION

Living Room 17'03" x 12'9"

Kitchen 8'3" x 7'3"

Bedroom 12'9" x 9'1"

Bathroom 7'2" x 6'7"

## LEASE

182 years remaining

## SERVICE CHARGE

£3,200 per annum

## GROUND RENT

£230

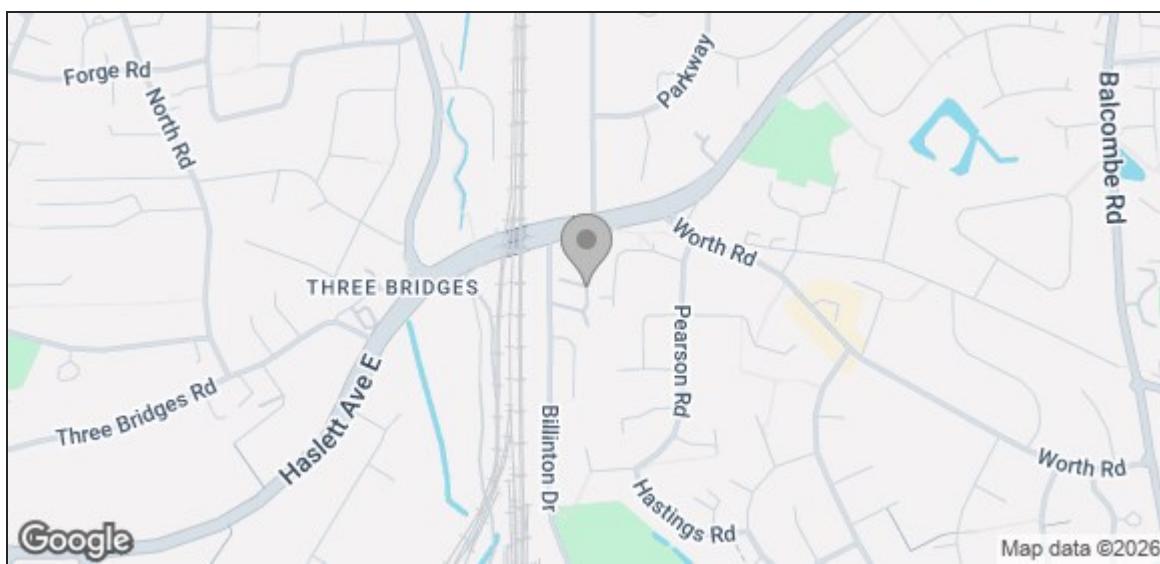
## COUNCIL TAX

Crawley Council BAND B £1224.22 2023/24



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			
(02 plus)	A		
(61-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	