



ROSEMEAD GARDENS, CRAWLEY, RH10 6TY  
£249,950 LEASEHOLD



## ROSEMEAD GARDENS

CRAWLEY, RH10 6TY

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**Gas Central Heating • Allocated Parking**  
**Fully Fitted Kitchen**  
**En Suite Shower Room**  
**Separate Family Bathroom**  
**Kitchen/Breakfast Room**  
**Close To Station • Close To Town**  
**Communal Gardens**  
**Energy Performance Certificate B**  
**Council Tax Band C**

This spacious two-bedroom ground floor apartment is set within a quiet development in the highly desirable Southgate area of Crawley. Ideally located just a five-minute walk from Crawley Train Station and the town centre, the property boasts a generous lounge, fully fitted kitchen with breakfast area, master bedroom with ensuite, family bathroom, and an allocated parking space.



## GROUND FLOOR

**LOUNGE** 14'10" × 10'9" (4.51m × 3.28m)

**MASTER BEDROOM** 16'8" × 13'1" (5.09m × 3.99m)

**BEDROOM 2** 16'10" × 10'4" (5.13m × 3.15m)

**KITCHEN** 13'5" × 9'8" (4.08m × 2.95m)

**FAMILY BATHROOM**

## TENURE

Leasehold (lease approx. 105 years unexpired)

## Service/Maintenance Charge

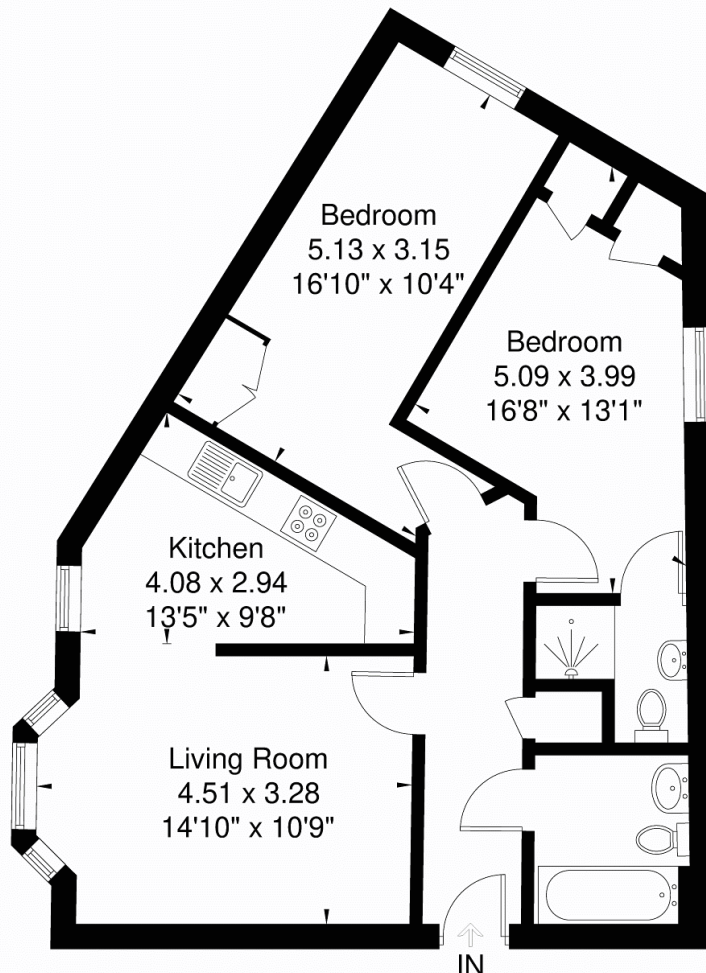
£1,263 per annum

## Ground Rent

£150 per annum



ROSEHEAD GARDENS FIVE  
Approximate Gross Internal Area = 64.1 sq m / 689 sq ft



**Ground Floor**  
**64.1 sq m / 689 sq ft**

[www.epc.uk.com](http://www.epc.uk.com) [info@epc.uk.com](mailto:info@epc.uk.com)

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified, and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

**VIEWING STRICTLY BY APPOINTMENT ONLY  
THROUGH THE VENDORS AGENTS HES PARRY  
& DREWETT (SUTTON)**

**SUTTON SALES**  
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Energy Performance Certificate			
		Energy Rating	
Score	Energy Rating	Current	Potential
92+	A		
81-91	B	82	82
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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