



**Foundry House West Green Drive, Crawley, West Sussex RH11 7NY**  
**Asking price £235,000**

**& LINES**  
*James*



# Foundry House West Green Drive

- NO CHAIN
- EXECUTIVE TOP FLOOR APARTMENT
- TWO BEDROOMS
- CENTRAL LOCATION
- LIFT ACCESS
- TWO ALLOCATED PARKING BAYS
- EPC RATING: B
- COUNCIL TAX BAND: C
- LEASEHOLD

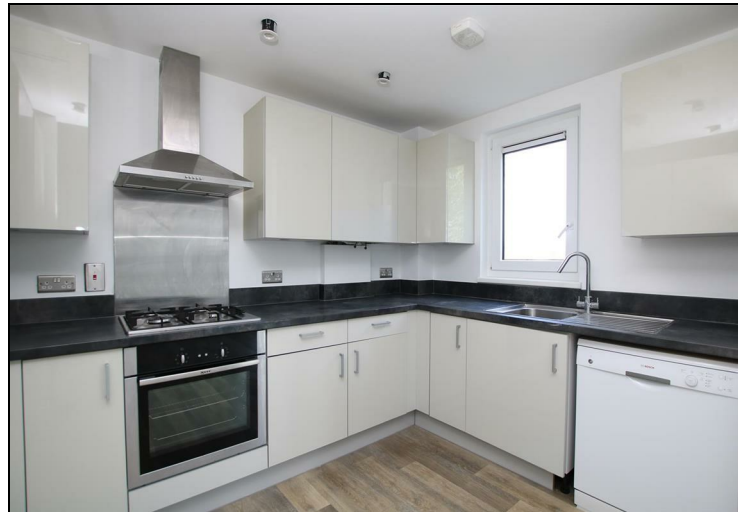
**\*\*NO CHAIN \*\*** A superbly presented top floor apartment situated in a popular location close to the town centre and train station.

## Location

This apartment is situated in a modern development on the outskirts of the town centre and is in close proximity to Crawley Hospital.

Crawley's town centre is approximately half a mile away, along with the mainline station, making both easy to reach on foot. Crawley offers a wide range of shops, independents bars, restaurants, cafes and leisure activities.

The mainline station provides services to Gatwick in 12 minutes and London in 45 minutes.





### Property

This spacious apartment is situated on the top floor, with lift access available.

The entrance hall features Karndean flooring, that continues through to the reception room, at the start of the entrance hall a large storage cupboard is situated housing the washing machine and shelving with plenty of storage options. Loft access is also in the entrance hall.

The reception/dining room has an abundance of natural light from floor to ceiling windows and features an open plan fitted kitchen.

The kitchen is fitted in a range of high white gloss effect base and eye level units, with complementing grey marble effect worktops, with integrated appliances, including: Fridge Freezer, oven and dishwasher. This room provides ample space for living and dining. The master bedroom is dual aspect and is a generous double, with fitted wardrobes, the second single bedroom is ideal for a bedroom or office space. The family bathroom is fitted in a white suite with shower over bath. The property is double glazed throughout with gas central heating.

### Outside

Two allocated parking bays positioned in front of the entrance and an area for bikes to be secured, along with a communal bin store.

### Lease Information:

115 years remaining on the rent

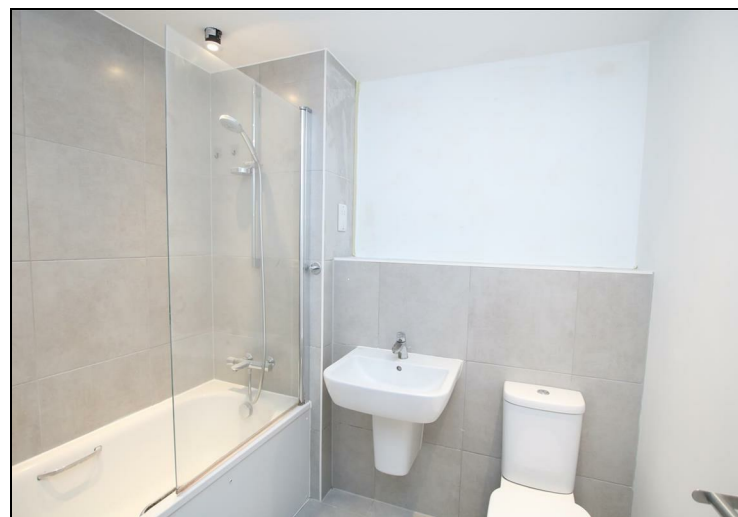
Service Charge £251.42 per month

Ground Rent £300.00 per annum

### Agent's Note:

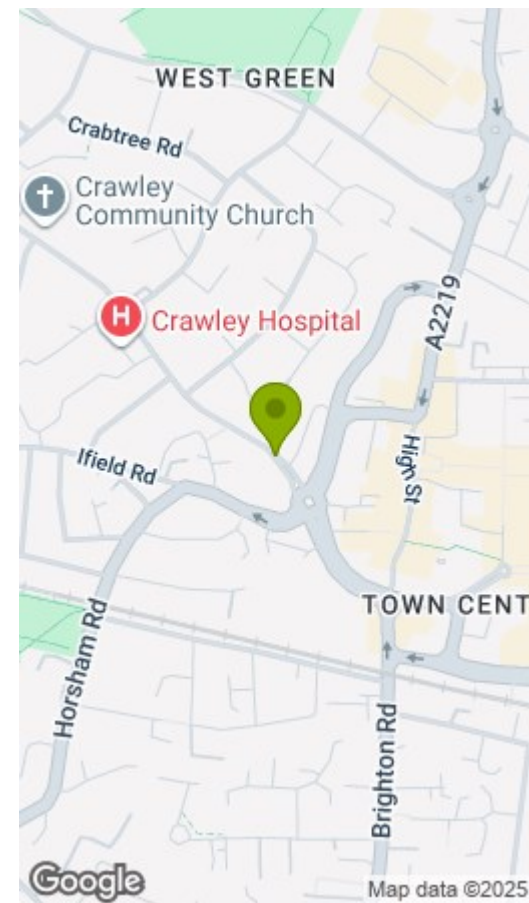
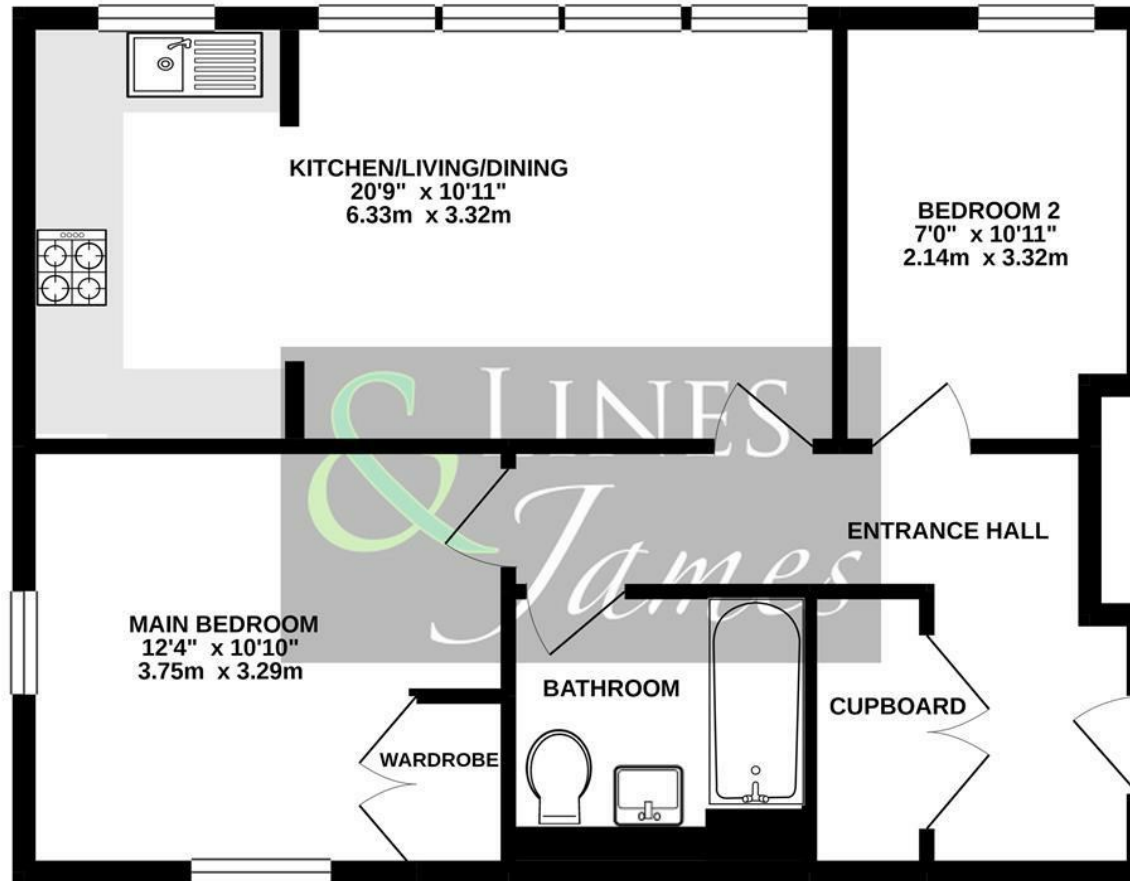
We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

Disclaimer: the images used and pictures from when the owner occupied the property and it is now currently rented.





# GROUND FLOOR 612 sq.ft. (56.9 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) 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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 612 sq.ft. (56.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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