

SHILLAN

RESIDENTIAL SALES & LETTINGS



10 Oakbrook, Woodfield Road, Crawley, RH10 8GD

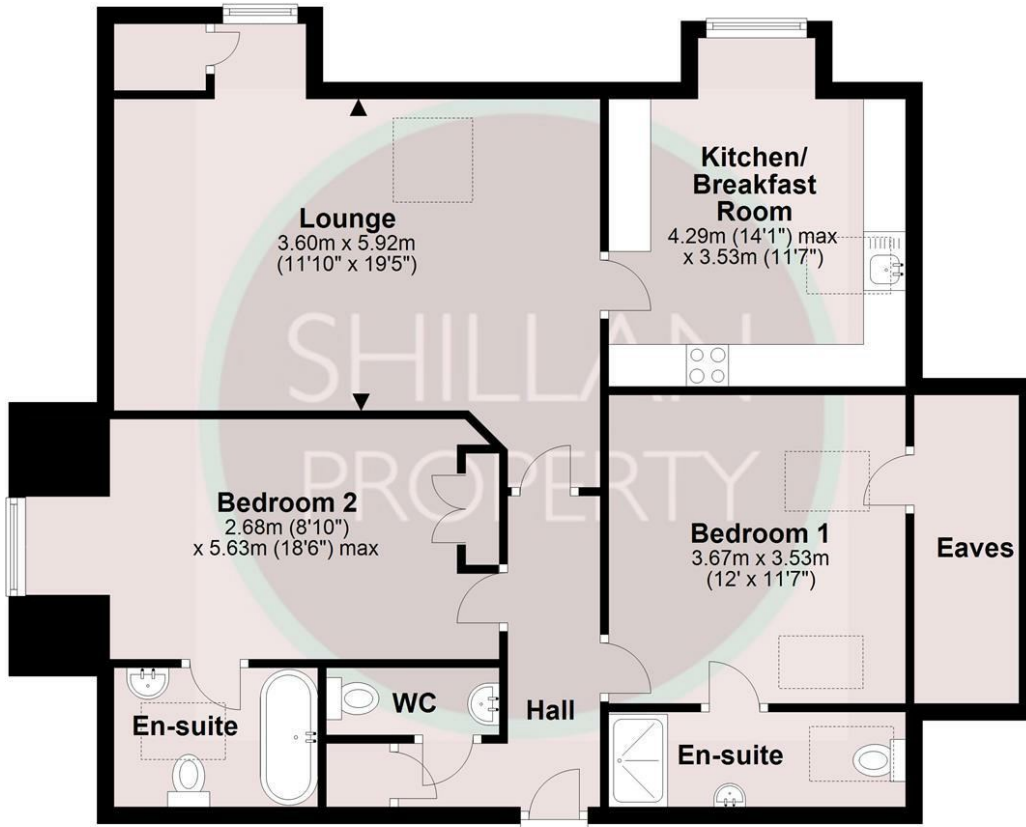
Offers in excess of £280,000

OFFERS IN EXCESS OF £280,000. Share of freehold. A stunning penthouse apartment in an exclusive small development accessible to Crawley Town Centre. The property is beautifully presented with separate cloakroom/WC as well as main bathroom and en suite. There is a spacious kitchen breakfast room and lounge diner. There are communal gardens to the rear and allocated parking to the front. NO CHAIN. FLOOR PLAN AND TOUR TO FOLLOW.

Floor Plan

Top Floor

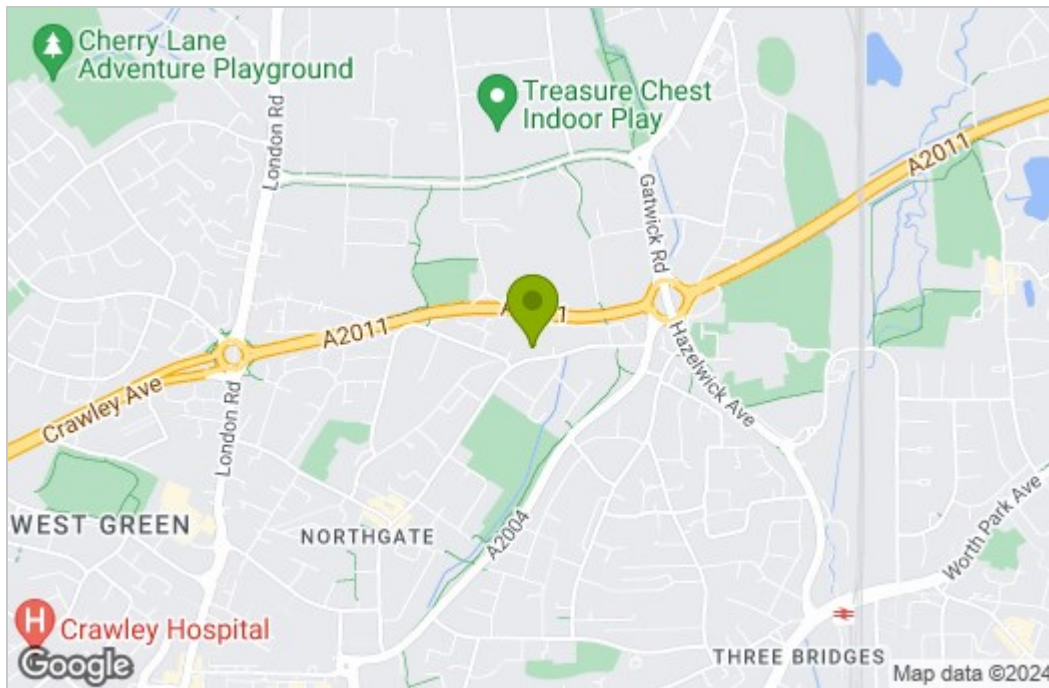
Approx. 90.4 sq. metres (973.2 sq. feet)



Total area: approx. 90.4 sq. metres (973.2 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Shire Parade The Ridings, Crawley, West Sussex, RH10 7XR

Tel: 01293 888700 Email: info@shillanproperty.com www.shillanproperty.com