



The Newmark Peglar Way, Crawley, RH11 7AF

Prices from £250,000

Shillan Property are delighted to offer this stunning recently renovated apartment block to market. The Newmark comprises of 26 apartments which are a mixture of studio, one and two bedrooms. The Newmark has been designed to be light and airy and with entertaining in mind. There are large windows and ceilings throughout, some apartments also benefit from floor to ceiling windows which bring in maximum light. There are also skylights over the stairs so that no part of the building feels dark. Kitchens are open plan to living and dining areas to bring a sociable feel to the apartments and storage is very generous even in the smaller apartments. The bathrooms have been fully tiled in light marble effect for a feeling of light and luxury. Beautiful interior doors throughout add to the contemporary themes.

All photos are of the show apartment only, and floorplans represent an example one bedroom 3rd floor layout

Location

Crawley is a large town and borough in West Sussex, England. It is 28 miles (45 km) south of Central London and 18 miles (29 km) north of Brighton and Hove. Crawley covers an area of 17.36 square miles (44.96 km²)

There is a mainline train station in Crawley Town Centre for easy access to London and the coast. County mall is the main shopping centre with a range of shops and eateries. There is also Crawley Leisure Park which is home to a cinema, bowling alley and many popular restaurants. There is a large supermarket just across the road from The Newmark.

Specification

The interiors have been designed with a 5 hotel in mind with a range of kitchen and bathroom finishes and those little extras that make all the difference.

* A lift to all floors plus an additional staircase serving the first floor and two further staircases

* Engineered wood floors with carpets to bedrooms and tiling to bathrooms

* Mostly open plan kitchens with continuous wood flooring to reflect modern living

* White sanitary ware, heated towel rails, shaver points, mirrors and a mix of tiling to create a sleek modern look, most two bedroom apartments have an oversized en suite

* Bosch appliances to kitchens, considered one of the most reliable brands, this includes dishwashers

* Multiple tv points

* Radiator heating

* Generous ceiling heights

* The third floor has generous balconies, full length of the apartments

* Most bedrooms have built in wardrobes

* One bedroom top floor apartments have an oversized floor area to rival the two bedroom apartments

SECURITY

* Video Entry System

* Car Park access by Electric Shutters

* Individual Post Boxes

* CCTV system

KITCHENS

* Kitchens cabinetry by Howdens

* Kitchen Appliances by Bosch

* Washing Machine/Tumble Dryer

* Built in Gas Hob, Oven and Extractor

* Built in Dishwasher and Fridge Freezer (or Fridge and Freezer)

* Ceramic Tiled splashbacks

BATHROOMS

* Bathrooms by ROCA

* New Double Glaze windows

* En-suite Bathrooms to all 2 bedroom apartments

ACCESS

* New Lift to all floors

* 2 Emergency Escape Staircases plus Entry Staircase

PARKING

* Bike racks Available

* Illuminated Parking area

* Car Parking potentially available by request

FIRE

* Communal Fire System and Ventilations Shafts

TV AND INTERNET

* TV Points to Living room and Bedrooms

* Fibre Optic Data points to Living Room and Bedrooms

* Communal Sky TV Dish with SKYQ to Living Room and SKY HD to Bedrooms

MISCELLANEOUS

* Apartment Doors by Todds

* Built in Wardrobes to almost all Bedrooms with Todds doors

* Trickle Ventilation System to all Apartments

* Gas radiator Central Heating Apartments

* Baths and Showers to all Apartments

* Porcelain Tiles to Floor and part tiling to Walls

FLOOR COVERINGS

* Engineered Wooden Floors

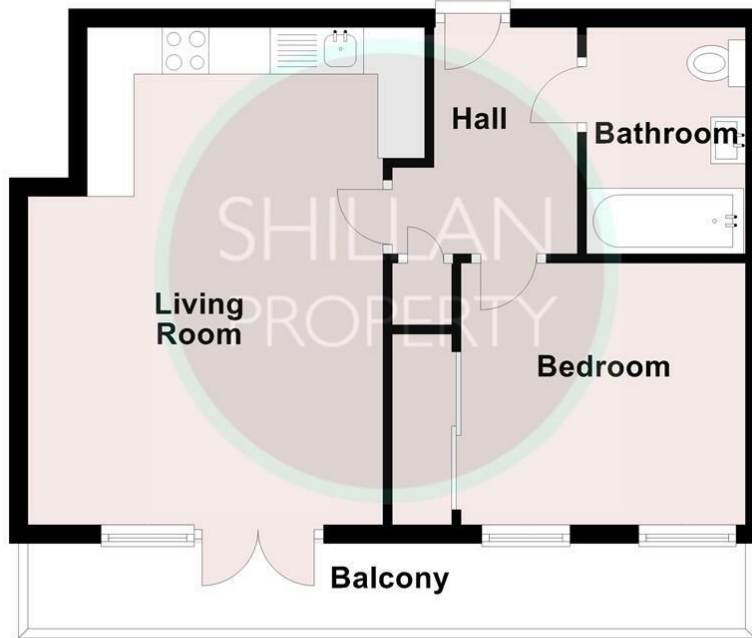
* Carpeted Bedroom Floors

* Carpeted Communal Hallways and Staircases

* Entrance Foyer Porcelain Floor tiles

Third Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



Total area: approx. 39.7 sq. metres (427.6 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
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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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