



Connells

Langley Court North Road
CRAWLEY



Property Description

Connells are delighted to bring to the market this two-bedroom first floor flat situated within walking distance of Three Bridges station, ideal for first-time buyers or investors. This thoughtfully designed home features an open and airy layout, a stylish living area with ample natural light, and a well-equipped kitchen.

The flat includes two spacious bedrooms, with bedroom 1 benefiting from an en-suite bathroom, and a second bedroom suitable for guests or a home office. Additional highlights include allocated parking, visitor parking, and a well-maintained building that fosters a sense of community.

Conveniently located near local amenities, schools, and parks, this property offers excellent transport links for easy commuting. Don't miss the opportunity to make this beautiful flat your new home-contact Connells Estate Agents today for a viewing!

Entrance Hall

Telephone entry system, two storage cupboards, radiator and carpet as laid.

Lounge

19' 2" max x 9' 9" max (5.84m max x 2.97m max)

Double glazed window to front, radiator and carpet as laid

Kitchen

11' 8" max x 6' 2" max (3.56m max x 1.88m max)

Matching wall and base units with worktops over, integral electric oven and hob with extractor fan. Space for washing machine and fridge freezer. Single drainer stainless steel sink unit and laminate flooring.

Bedroom One

10' 3" max x 8' 10" max (3.12m max x 2.69m max)

Double glazed window to front, radiator and carpet as laid.

En Suite

Three piece suite comprising of shower cubicle, wash hand basin and low level flush w/c. Extractor fan, heated towel rail and laminate flooring.

Bedroom Two

10' max x 6' 2" max (3.05m max x 1.88m max)

Double glazed window to front, radiator and carpet as laid.

Family Bathroom

Three piece suite comprising of panel bath, wash hand basin with tiled splashbacks and low level flush w/c. Extractor fan, heated towel rail and laminate flooring.

Parking

One allocated parking space plus visitors parking.

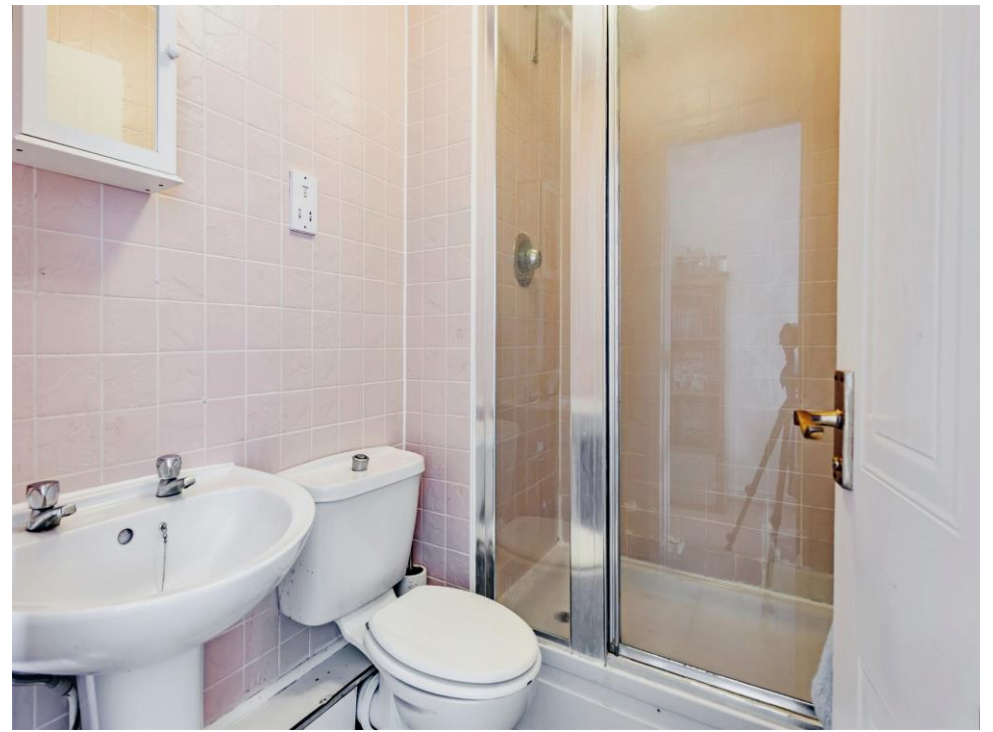
Crawley

The popular commuter town of Crawley is located between London and Brighton, on the edge of Gatwick Airport, making this a popular and thriving town. Back in the 13th century it began to develop into a market town due to the passing trade between London and Brighton. The George Hotel still remains which was then a Coaching halt and has retained many of its original features. In 1947, the town was officially declared as a New Town and now has 14 neighbourhoods.

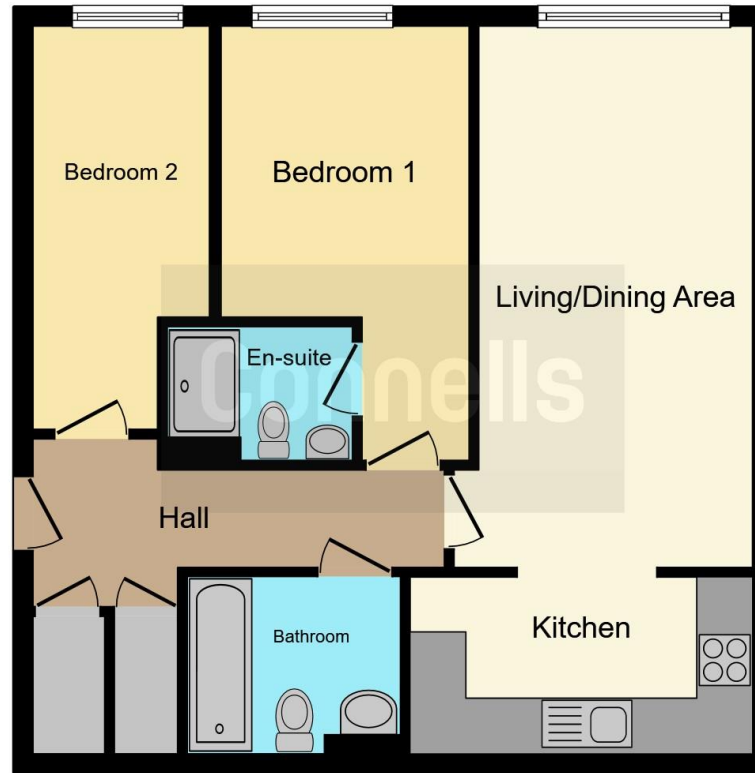
The town centre attracts many people from outside of the area because of local industry, K2 Leisure Centre, Crawley Town FC, shopping, nightlife, leisure complex with Cinema, bowling and a wealth of restaurants. In addition most local primary and secondary schools are rated from good to outstanding, with the most popular primary schools being Forge Wood Primary, Maidenbower Infants and Pound Hill Infants. Hazelwick and Oriel are the most popular secondary schools.

The mainline train station - Three Bridges has many frequent trains to London Victoria, London Bridge and Brighton. In addition, Crawley offers two more train stations Ifield and Crawley with frequent trains to London and Horsham. By road there is easy access to the A23 and M23.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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57 High Street
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EPC Rating: Awaited

Tenure: Leasehold

view this property online connells.co.uk/Property/CWY409259

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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