



Caledonian House Barnfield Road Crawley RH10 8DN

for sale
£80,000



Property Description

CASH BUYERS ONLY

This studio apartment is being sold with no onward chain. The property is in need of modernisation throughout and has a remaining lease of 52 years. Contact Connells to arrange a viewing.

Agents Note

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision

Entrance Hall

Double glazed door and storage heater.

Lounge / Studio

18' 1" max x 11' 10" max (5.51m max x 3.61m max)

Double glazed window to rear, two electric storage heaters and two storage cupboards.

Kitchen

7' max x 6' 11" max (2.13m max x 2.11m max)

Double glazed window to side, stainless steel single drainer sink unit, wall and base units.

Bathroom

Frosted double glazed window to side, three piece suite comprising of bath with shower over, wash hand basin and low level flush w/c

Parking

Communal parking area

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.



To view this property please contact Connells on

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57 High Street
CRAWLEY RH10 1BQ

EPC Rating: E

Tenure: Leasehold

view this property online connells.co.uk/Property/CWY409497

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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