

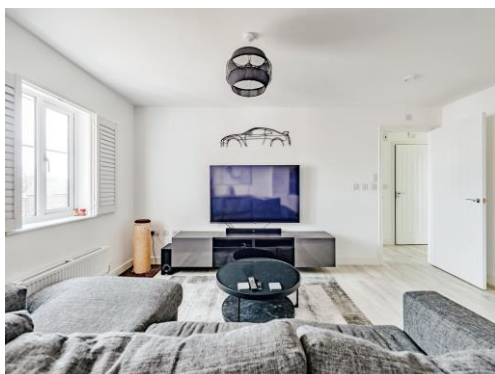


Connells

Topaz House Tulip Close
Crawley

Topaz House Tulip Close Crawley RH10 3FX

for sale guide price
£290,000 - £300,000



Property Description

Welcome to your new home in the heart of Forge Wood! This elegant top floor apartment in Topaz House offers modern living with a touch of sophistication.

As you step inside, you'll be greeted by a spacious open plan kitchen and living area, perfect for entertaining or relaxing after a long day. The contemporary kitchen is designed with both functionality and style in mind, equipped with high-quality appliances and ample storage space for all your culinary needs.

The apartment boasts two generously sized double bedrooms, each offering inviting and comfortable spaces to unwind. The master bedroom features a luxurious ensuite bathroom, providing both privacy and convenience. Step out onto your Juliette balcony from the master bedroom, where you can enjoy fresh air and delightful views.

Additional highlights of this lovely apartment include large windows that flood the space with natural light, stylish finishes throughout, and the convenience of allocated parking.

Located in the vibrant Forge Wood community, you'll enjoy easy access to local amenities, parks, and excellent transport links, making it a perfect choice for professionals and families alike.

Don't miss out on the opportunity to make this beautiful apartment your new home! Schedule a viewing today and experience the charm and comfort that Topaz House has to offer.

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

Entrance Hall

Secure video phone entry system, three storage cupboards, radiator and laminate flooring.

Kitchen/Lounge/Diner

16' 6" max x 18' 11" max (5.03m max x 5.77m max)

Lounge/Diner Area

Two double glazed windows to front, three radiators and laminate flooring.

Kitchen Area

Wall and base units with worktops over, one and a half bowl single drainer stainless steel sink unit. double oven with gas hob and extractor hood, integral fridge freezer and dishwasher. Laminate flooring.

Bedroom One

16' 6" max x 9' 6" max (5.03m max x 2.90m max)

Double glazed French doors to rear Juliet balcony, double glazed window to rear, radiator and laminate flooring.

En Suite

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

Bedroom Two

12' 5" max x 10' max (3.78m max x 3.05m max)

Double glazed window to front, radiator and laminate flooring,

Bathroom

Three piece suite comprising of bath with shower over, wash hand basin and low level flush w/c. Stainless steel heated towel rail, extractor fan and laminate flooring.

Parking

Allocated 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.

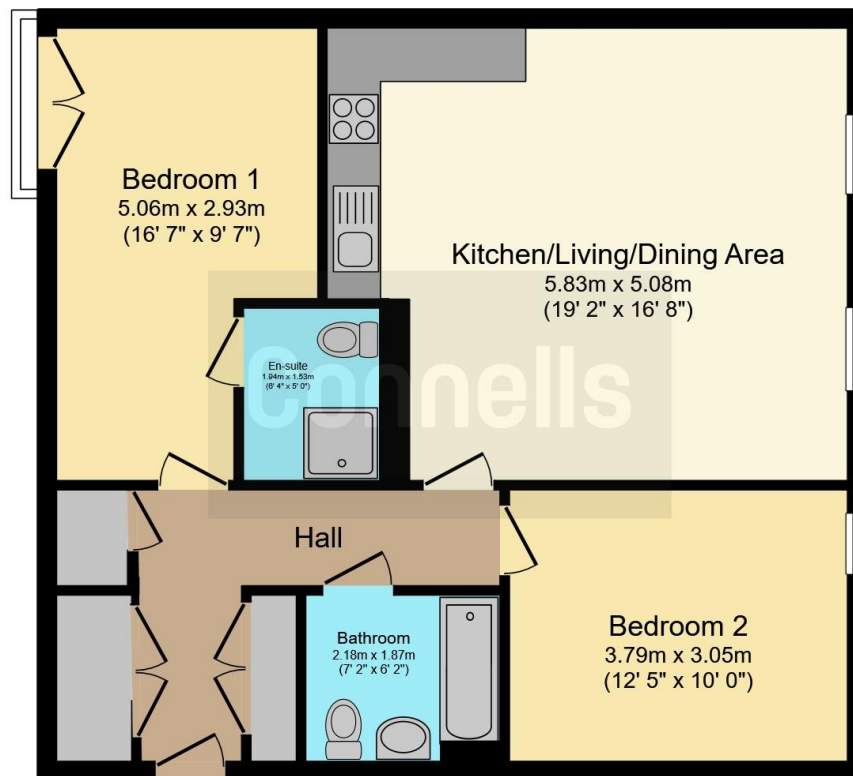
Agents Note

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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

T 01293 515 444
E crawley@connells.co.uk

57 High Street
CRAWLEY RH10 1BQ

EPC Rating: B

Council Tax
Band: C

Service Charge:
1638.84

Ground Rent:
250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CWY409468

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Mar 2021. 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.

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