



Woolf House Somerley Drive Crawley RH10 3FD

for sale guide price
£300,000 - £310,000



Property Description

-74 metres square First Floor Apartment

-All windows offer uninterrupted views of open green space, woods and river. Wildlife includes deer, herons and rabbits.

- Security Intercom
- Hive heating system
- Enormous storage spaces

-Welcoming light hallway

- Bespoke kitchen
- Howdens white gloss
- Sockets and class lighting

-Quartz large island, waterfall side and worktops, including splash-backs

- Villeroy Boch Ceramic sinks
- Quooker Tap
- Sinkerator waste disposal

-Fitted integrated appliances including fridge/freezer, washer/dryer and dishwasher

- Touch hob
- Two ovens, one full size microwave

- Hillary's drapes and blinds to all rooms
- Open living room and Juliette balcony

- Two bedrooms
- Sharps fitted storage and wardrobe
- Two bathrooms
- Mira showers

- Private car parking
- Guest car parking
- Bike store

Entrance Hall

Telephone entry system, double storage cupboard, radiator and carpet as laid.

Kitchen Lounge Diner

22' 10" max x 13' 8" max (6.96m max x 4.17m max)

Kitchen Area

Double glazed window to front, matching wall and base units with quartz worktops over under counter Villeroy Boch double bowl

sink unit with waste disposal and Quooker tap, waterfall centre island with quartz worktops and electric hob. Integral fridge freezer,

Lamona washer dryer machine, Bosch dishwasher and two full size Bosch ovens one includes a Microwave option, radiator and laminate flooring.

Lounge Area

Double glazed Juliette balcony to side, double glazed window to front, radiator and carpet as laid.

Bedroom One

14' 7" max x 10' 8" max (4.45m max x 3.25m max)

Double glazed window to side, freestanding wardrobes to remain, radiator and carpet as laid.

En Suite

Frosted double glazed window to side, three piece suite comprising of shower cubicle, wash hand basin and low level flush w/c, heated towel rail, two cabinets and tiled effect flooring.

Mirror / touch light / shaver socket cabinet over the sink and separate white long-line wall mounted cabinet and opaque windows.

Bedroom Two

9' 10" max x 12' 2" max (3.00m max x 3.71m max)

Double glazed window to side, fitted Sharps wardrobes to both sides, radiator and carpet as laid.

Bathroom

Three piece suite comprising of a white suite comprising a panel enclosed bath with glass shower screen and Mira wall mounted shower over, pedestal wash hand basin, low level WC, wall mounted long-line grey door with full mirror inside cabinet and heated towel rail, extractor fan, and tiled effect flooring.

External

Parking

One allocated space plus visitor 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.

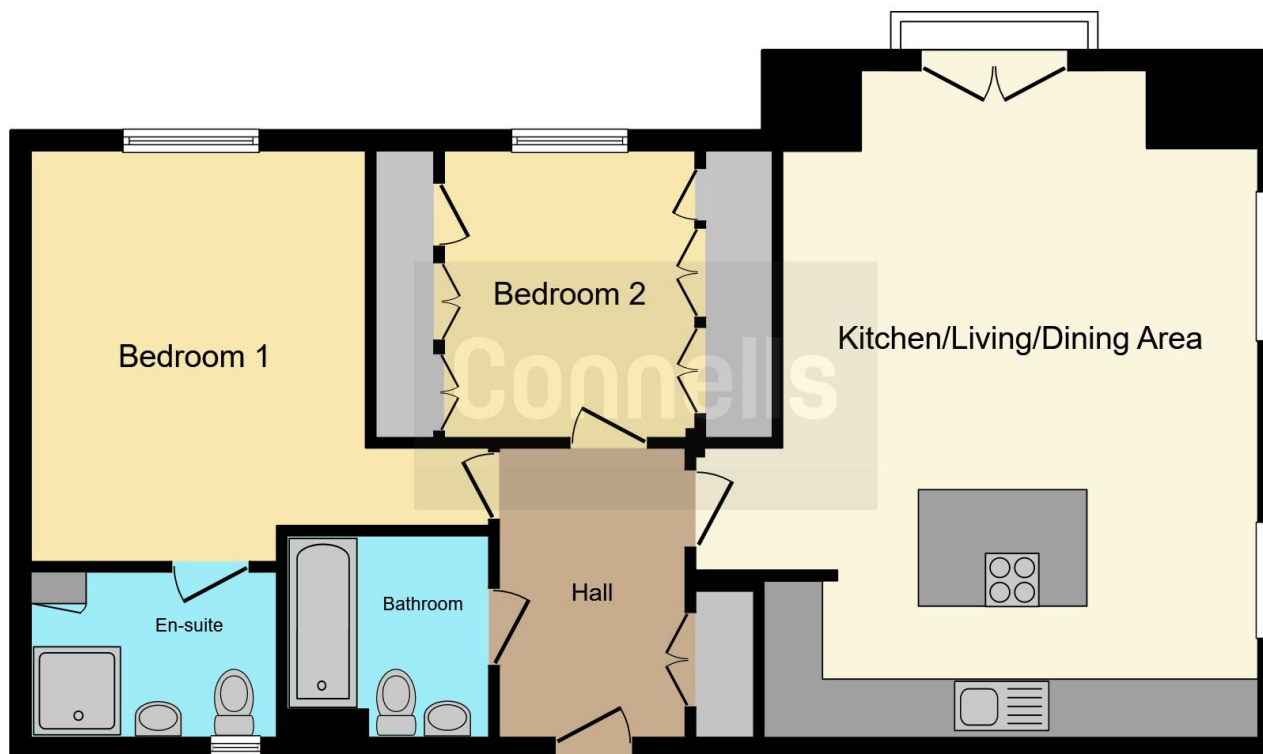
The town centre attracts many people from outside of the area because of local industry, K2 Leisure Centre, Crawley Town FC, shopping, nightlife, leisure complex with Cinema, bowling and a wealth of restaurants. In addition most local primary and secondary schools are rated from good to outstanding,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

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57 High Street
 CRAWLEY RH10 1BQ

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 2048.21

Ground Rent:
 240.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CWY409572

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2016. 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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