

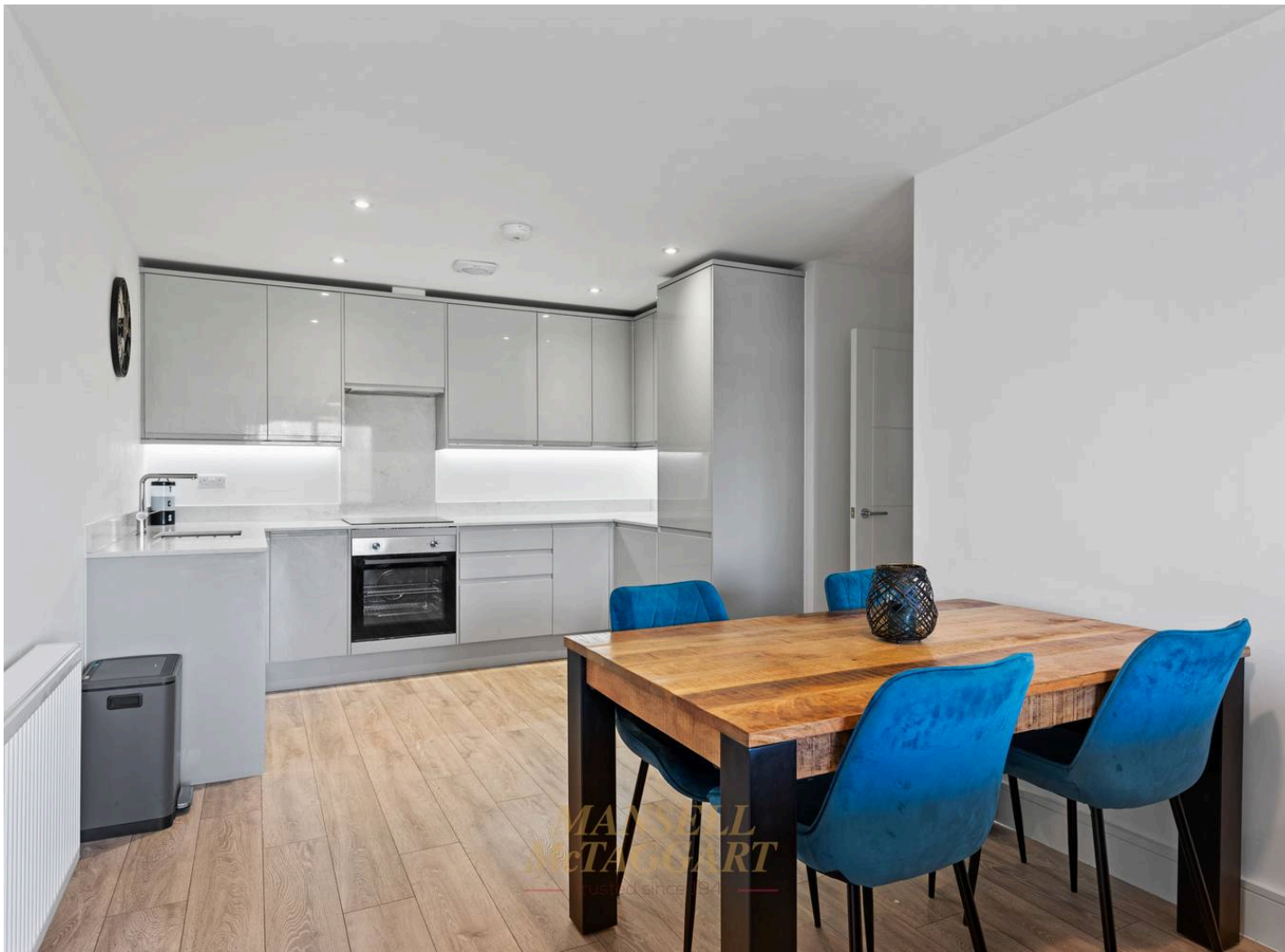


Octagon House, Russell Way, Three Bridges

In Excess of £300,000

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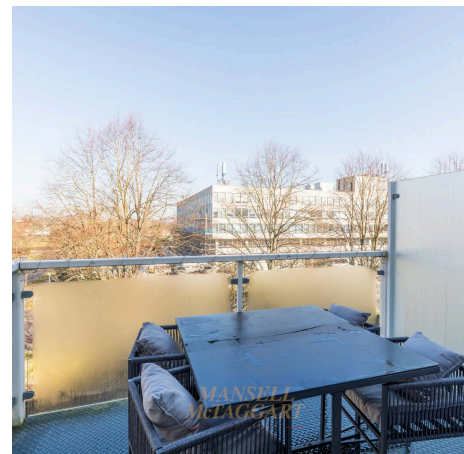


Octagon House, Russell Way, Three Bridges

- Spacious top floor apartment
- Two double bedrooms
- Well presented throughout
- Walking distance to both Three Bridges train station and Crawley town centre
- Fitted kitchen with quartz worktops and integrated appliances
- Main bedroom with en-suite shower room
- Balcony
- Two allocated parking spaces
- NO ONWARD CHAIN
- Council Tax Band 'C' and EPC 'B'

An extremely well presented and spacious, two double bedroom top floor apartment tucked away at the end of the block and located within a short walk to both Three bridges train station and Crawley town centre. Offered to the market with no onward chain, the property is an ideal buy for both first time buyers and downsizers alike.

The property is accessed via electric gates and secure video entry phone system leading into an entrance foyer with letterboxes, stairs and a lift with access to all floors. The property itself briefly comprises: entrance hall with two storage cupboards; a well proportioned living/dining/kitchen area; the fitted kitchen offers a range of wall and base units, quartz worktops, integrated appliances including dishwasher, washing machine, fridge/freezer, oven, hob and extractor hood over. Leading out from the living space is sliding patio doors out to a generous size balcony.





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A bright and airy main bedroom with generous size window allowing plenty of natural light with an en-suite shower room with wash hand basin, low-level W.C and double walk-in shower unit; second double bedroom and a main bathroom completes the property finished with tiled walls, W.C, wash hand basin, bath with shower and glass shower screen.

Externally, the property has a good size balcony and two allocated parking spaces. NO ONWARD CHAIN.

Lease Details:

Length of Lease: 125 years from 1 January 2019

Annual Service Charge – £1,494.60

Service Charge Review Period – January

Annual Ground Rent – £152

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.



Second Floor

Approx. 65.2 sq. metres (701.3 sq. feet)



Total area: approx. 65.2 sq. metres (701.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

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