



**Octagon House Russell Way, Three Bridges Crawley RH10 1GW**

**welcome to**

**Octagon House Russell Way, Three Bridges Crawley**

GUIDE PRICE £200,000-£220,000 Fox & Sons are delighted to bring to the market this one bedroom apartment in Three Bridges, Crawley. The property benefits from having an allocated parking space, secure entry system, being close to the train station and a short walk to Crawley Town Centre.





Total floor area 49.8 m<sup>2</sup> (536 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Octagon House Russell Way, Three Bridges Crawley

- One Bedrom Apartment With Secure Entry System
- Open-Plan Fitted Kitchen/Lounge
- Allocated Parking For One Car
- Close To Local Amenities
- Excellent Road & Transport Links

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Dec 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

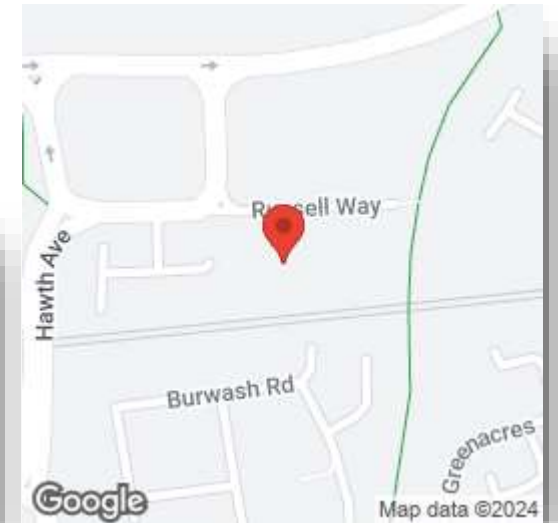
**£200,000-£220,000**



### Property Description

Fox & Sons are delighted to bring to the market this one bedroom apartment in Three Bridges, Crawley.

In brief the property comes with one spacious bedroom, one reception room, one shower room, the property boasts features such as a secure entry system and is located within close proximity to the Three Bridges train station and Gatwick airport. The Property is a south facing apartment that boasts light into the property.



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/CRA110180](https://fox-and-sons.co.uk/Property/CRA110180)



Property Ref:  
CRA110180 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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