



Octagon House Russell Way, Crawley RH10 1GW

welcome to

Octagon House Russell Way, Crawley

A luxury two-bedroom apartment, boasting from a large open planned kitchen/lounge/dining room/en-suite to master bedroom. Wraparound Balcony, allocated parking space and situated close to Three Bridges Station and Town centre. **READY FOR VIEWINGS.**





Total floor area 84.3 sq.m. (908 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.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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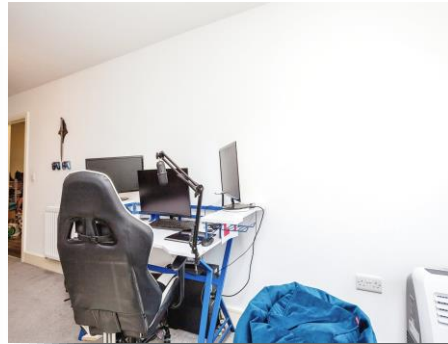
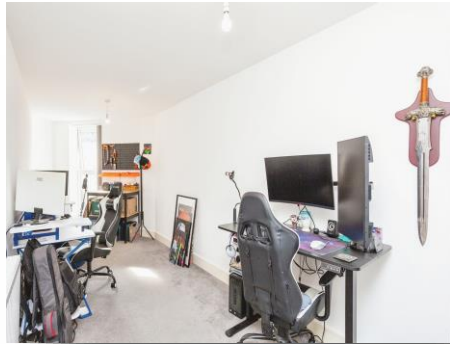
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- First Floor Apartment With No Onward Chain
- Two Double Bedrooms

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 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

£240,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRA110715



Property Ref:
CRA110715 - 0003

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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Property Description

As you enter this luxury two-bedroom apartment you are greeted with an entrance hall which gives access to all rooms. The open planned kitchen/living room/dining room is on the left of the entrance hall. The kitchen has wall and base units and is fitted with an integrated oven and hob, washer/dryer, dishwasher and fridge freezer and benefits from having ample storage cupboards.

Bedroom one has plenty of space for freestanding furniture and leads into an en-suite which comprises of a three-piece bathroom suite of wc, wash hand basin and walk in shower. Bedroom two again has plenty of space for freestanding furniture.

The family bathroom is a three-piece suite comprising of wc, wash hand basin and a bath with shower attachment. Like the en-suite this has been finished with the luxury touch.

The property further benefits from having a wraparound balcony which can be accessed from the lounge and allocated parking. The property has great transport links into London via Three bridges station and also links to the M23 and M25.


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