



Aquarius Court, Crawley RH11 6BA

welcome to

Aquarius Court, Crawley

Fox & Sons are delighted to bring to the market this modern, spacious three-bedroom maisonette in Crawley. The property is in a quiet residential area and benefits communal parking. The property is within walking distance to local parade of shops, schools and transport links into town.





Entrance Porch

Entrance Hall

Lounge

17' x 16' 5" (5.18m x 5.00m)

Dining Room

7' 8" x 8' 4" (2.34m x 2.54m)

Kitchen

8' x 8' 5" (2.44m x 2.57m)

Bedroom One

10' x 11' 4" (3.05m x 3.45m)

Bedroom Two

10' 10" x 9' 10" (3.30m x 3.00m)

Bedroom Three

7' 7" x 9' 5" (2.31m x 2.87m)

Bathroom

Total floor area 81.9 m² (882 sq.ft.) approx

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

welcome to

Aquarius Court, Crawley

- Three Bedroom Maisonette
- Modern & Spacious Throughout
- Communal Parking
- Quiet Residential Area
- Short Walk To Local Parade Of Shops, Schools & Transport Links

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£290,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRA110890



Property Ref:
CRA110890 - 0004

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Property Description

Fox & Sons are delighted to bring to the market this modern, spacious three-bedroom maisonette in Crawley. The property in brief comprises of an entrance canopy with built -in outside storage cupboards, as you enter the property the stairs take you to a spacious hallway with access to all rooms.

Following from the hallway, you are presented with a spacious open plan L-shaped living/dining room benefiting from large window to front and large window to rear allowing plenty of natural light. Plenty of space for a six-seater dining room table and chairs, sofas, and other free-standing furniture.

The fitted kitchen is off the lounge which benefits from ample wall and base units with work-surfaces on top. There is plumbing and space for a washing machine. The kitchen benefits from having integrated gas hob, electric cooker, and fridge. All three bedrooms are a great size, and the shower room is done to a high standard. The modern shower room comprises of a shower cubicle, WC and wash hand basin.

Externally, there is plenty of communal parking for the property and located in a quiet cul-de-sac


fox & sons



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