



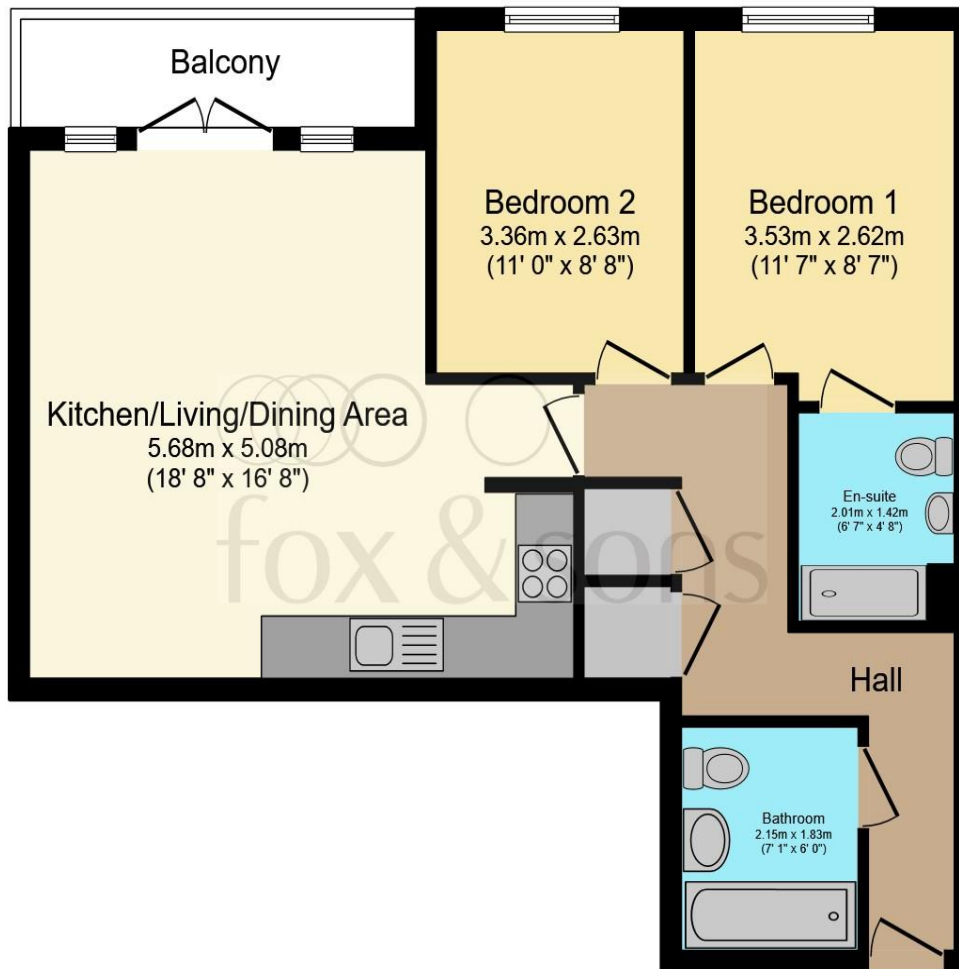
Woodfield Lodge, Woodfield Road, Crawley, RH10 8AH

welcome to

Woodfield Lodge Woodfield Road, Crawley

This gated development hosts our top floor apartment available for sale, offered with allocated parking, balcony, en-suite and integrated appliances. Ideal for access to Gatwick Airport & Crawley town centre.





Total floor area 62.0 m² (668 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

Woodfield Lodge Woodfield Road, Crawley

- Top Floor Apartment
- Two Good-Sized Bedrooms
- Family Bathroom & En-Suite
- Allocated Parking For One Car
- Balcony Overlooking The Gardens

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1998.00

Ground Rent: 434.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRA111320



Property Ref:
CRA111320 - 0002

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

Well-presented two-bedroom upper floor apartment. Situated in Northgate near Crawley centre, this location is ideal for transport links, Gatwick airport and the access to amenities. Set within a gated development, this modern building of purpose-built apartments offers well-maintained and nicely designed accommodation.

Once inside the apartment itself, a central hallway with built-in storage cupboard connects the spacious, light living room which offers a fantastic entertaining and relaxing space including access to the balcony, off the living room is the modern fully fitted kitchen which has built-in appliances and plenty of workspace & storage. Two double bedrooms provide ample room for a family with young child, professionals needing a home office, or anyone needed a spare room. The largest bedroom benefits from an en-suite shower room, and a family bathroom is also available off the hallway. Outside, the apartment has allocated parking and enjoys nicely landscaped grounds.

This is a great opportunity for any first-time buyers or anyone looking for a buy to let investment in the Crawley centre. Viewings are highly advised.


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