





## welcome to

# **Daniels House, Trafalgar Gardens, Crawley**

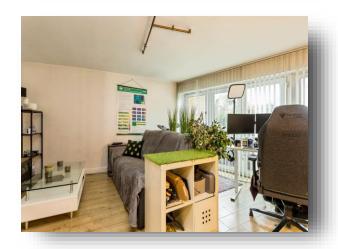
A spacious one-bedroom first-floor apartment featuring an open-plan living/dining area with balcony access, a modern kitchen, double bedroom with built-in storage, family bathroom, and allocated parking. Ideal for first-time buyers or investors.















### Total floor area 61.5 m² (662 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

#### **Entrance Hall**

## **Living Room/ Dining Room**

17' 1" alcove x 16' 4" alcove ( 5.21m alcove x 4.98m alcove )

#### Kitchen

10' 9" x 7' 10" ( 3.28m x 2.39m )

#### **Bedroom**

14' 3" x 10' 2" ( 4.34m x 3.10m )

#### **Bathroom**

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# **Daniels House Trafalgar Gardens, Crawley**

- One Bedroom First Floor Apartment
- Spacious Open-Plan Living/Dining Area
- Modern Kitchen
- Private Balcony
- Allocated Parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 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.

#### **Property Description**

Upon entering, you're greeted by a welcoming entrance hall that leads into a spacious open plan living and dining area. This versatile space provides ample room for freestanding furniture and multiple seating arrangements, making it perfect for both relaxing and entertaining. A door opens out onto a private balcony. The kitchen is thoughtfully designed with a range of wall and base units, providing generous storage and workspace. There's also space for essential appliances, making it a practical and functional area for everyday cooking. The double bedroom is a generous size and benefits from two large built-in cupboards, offering excellent storage solutions. Completing the accommodation is a modern family bathroom with a clean, neutral finish. Additional features include allocated parking, ensuring convenience and peace of mind.

# £220,000









Please note the marker reflects the postcode not the actual property

## view this property online fox-and-sons.co.uk/Property/CRA111651



Property Ref: CRA111651 - 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.



Crawley@fox-and-sons.co.uk

01293 520521



fox & sons

34 High Street, CRAWLEY, West Sussex, RH10 1BW



fox-and-sons.co.uk

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