



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

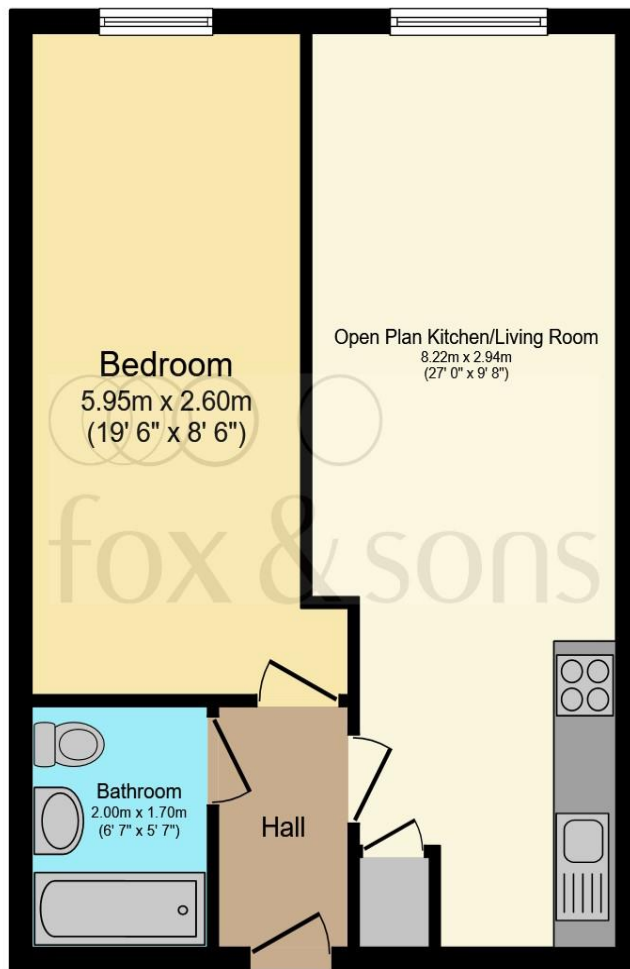


**welcome to**

**Octagon House Russell Way, Crawley**

Fox & Sons are delighted to bring to the market this one-bedroom apartment in Three Bridges, Crawley. The property benefits from having two allocated parking spaces, secure entry system, lift access to the top floor, being a short walk to Three Bridges train station and Crawley town centre.





Total floor area 46.4 m<sup>2</sup> (499 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](http://www.focalagent.com)

welcome to

## Octagon House Russell Way, Crawley

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

Tenure: Leasehold EPC Rating: C

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.

# £210,000



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/CRA110486](https://fox-and-sons.co.uk/Property/CRA110486)



Property Ref:  
CRA110486 - 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.

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 one-bedroom apartment in Three Bridges, Crawley. The property benefits from having two allocated parking spaces, secure entry system, lift access to the top floor, being a short walk to Three Bridges train station and Crawley town centre.

The property in brief consists of a spacious hall which leads into each room. The open planned kitchen/living room is on the right side of the property. The modern kitchen has wall and base units with work surfaces over with integrated appliances. The

The bathroom is on the left of the property and comprises of w WC, wash hand basin, bath with shower and glass shower screen. The living area provides plenty of space for sofas, TV unit as well as a dining table and chairs. The bedroom is located off the hall to the left and is a great size double room providing ample space for bedroom furniture.

The property also benefits from having two allocated secure parking spaces.

fox & sons



01293 520521



Crawley@fox-and-sons.co.uk



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



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)