



Russell Way  
Crawley, West Sussex RH10 1GW

**Offers In Excess Of £265,000**



## Russell Way, Crawley, West Sussex RH10 1GW

Astons are delighted to market this incredibly stylish two bedroom ground floor apartment within the recently developed Octagon House, ideally situated for the modern profession within close proximity of Three Bridges mainline train station and the town centre. Inside this property benefits from a bright and spacious lounge/kitchen-dining room, two good sized bedrooms and fitted bathroom suite, outside with direct access from the property is a private terrace. Additional benefits of this property include upvc double glazing and an allocated parking space, viewings for this apartment come highly recommended. Council Tax band 'C', EPC Rating 'D', Tenure Leasehold.

### Hallway

Front door, radiator, wood effect flooring, doors to:

### Lounge/Dining/Kitchen

Range of base and eye level units to one wall with work surface with matching splash backs, inset stainless steel sink with a mixer tap, built in stainless steel oven with a four ring induction, hob over and extractor hood above integrated fridge/freezer, radiator, double glazed patio doors to the terrace, wood effect flooring.

### Bedroom One

Double glazed window to the rear, radiator.

### Bedroom Two

Double glazed window to the rear, radiator.

### Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachments over with glass screen, hand basin with a mixer tap, W.C. tiled floor and part tiled walls, recessed down lighters, heated towel rail, extractor fan.

### Private Outside Terrace

Large decked area with fence borders, gate.

### Council Tax Band

The council tax band for this property is 'C'.

### Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice. Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

- Conveyancing - Lewis & Dick £150 per transaction
- Open Convey panel £150 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.







