



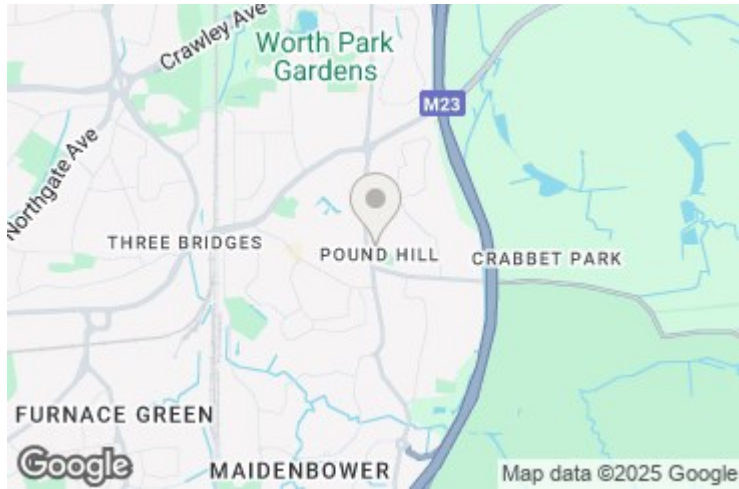
Balcombe Road
Crawley, West Sussex RH10 7XN

£1,100

* A well presented one bedroom ground floor apartment * Within easy access of Three Bridges train station
* Unfurnished * Available immediately *

Balcombe Road, Crawley, West Sussex RH10 7XN

Members of the property ombudsman
Members of CMP for client money protection
holding deposit equivalent of one week rent
security deposit equivalent 5 weeks rent
reservation deposit equivalent of one weeks rent



Hallway

12'6" x 2'7"
3.82 x 0.81 m

Bathroom

5'0" x 5'8"
1.52 x 1.75 m

Bedroom

9'6" x 11'11"
2.90 x 3.64 m

Lounge/Dining Kitchen

16'2" x 9'9"
4.94 x 2.99 m

Approximate total area⁽¹⁾

390.08 ft²
36.24 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	77
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		