



Maiden Lane, Langley Green, Crawley, RH11 7QT

Cash Buyers only - 40 years remaining on Lease

Nestled in the desirable area of Langley Green, Crawley, this two-bedroom first-floor flat presents a unique opportunity for cash buyers seeking a project. Spanning an impressive 699 square feet, the property is in need of complete refurbishment, allowing you to tailor the space to your personal taste and requirements.

The flat features two well-proportioned bedrooms, providing ample space for relaxation or study. The bathroom, while in need of modernisation, offers the potential for a fresh and contemporary design. The property also includes a garage en bloc, adding convenience for parking or additional storage.

Situated close to local shops, residents will enjoy easy access to everyday amenities, making this location both practical and appealing. Furthermore, the absence of an onward chain simplifies the purchasing process, allowing for a smoother transition into your new home.

This flat is ideal for those with a vision for renovation and a desire to create a personalised living space in a sought-after area. With its potential and prime location, this property is not to be missed.

£130,000 Leasehold

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- Cash Buyers Only
- Living Room
- Service Charge & Ground Rent
£1300 pa
- 40 Years remaining on the lease
- Kitchen
- 2 Double Bedrooms
- Shower Room

Entrance Hall

Living Room

16'2" x 10'4" (4.93 x 3.17)

Kitchen

10'7" x 8'2" (3.25 x 2.49)

Bedroom 1

12'9" x 12'9" (3.91 x 3.89)

Bedroom 2

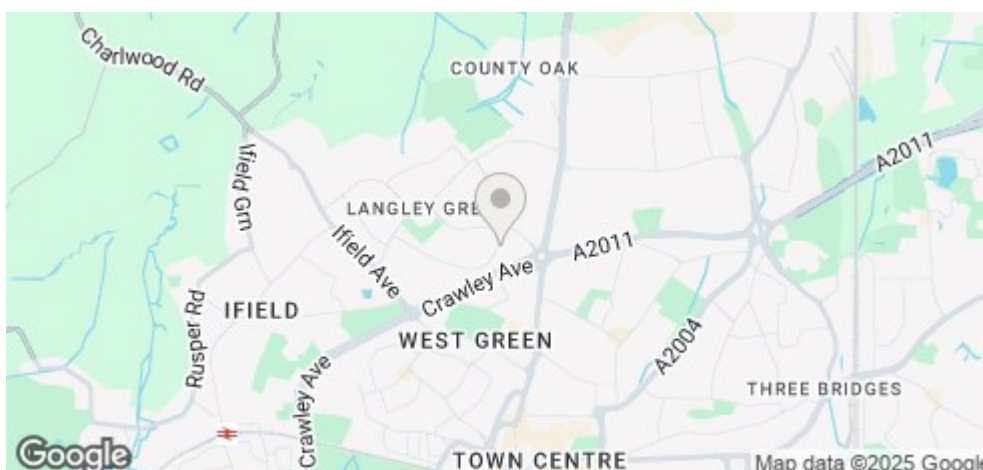
10'9" x 10'7" (3.30 x 3.25)

Shower Room

Outside

Garage

Council Tax Band:





Floor Plan



Floor Plan

Total floor area 75.7 sq.m. (815 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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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		EU Directive 2002/91/EC

