Connells

Emberwood
Crawley

Emberwood
Crawley RH11 7QT

for sale guide price
£210,000-£220,000

Property Description

Located in the popular residential area of Emberwood, Crawley, this well-proportioned two-bedroom first floor flat offers an excellent opportunity for first-time buyers and investors alike.

The accommodation comprises a welcoming entrance hall, a bright and spacious lounge/dining room, a fitted kitchen, two good-sized bedrooms, and a family shower room. The layout provides comfortable living space with plenty of natural light throughout.

Externally, the property benefits from a garage en bloc, providing useful storage or secure parking, together with resident permit parking.

Conveniently situated within easy reach of local amenities, transport links and Crawley town centre, this property presents an ideal purchase for those looking to step onto the property ladder or expand their investment portfolio.

Agents Note

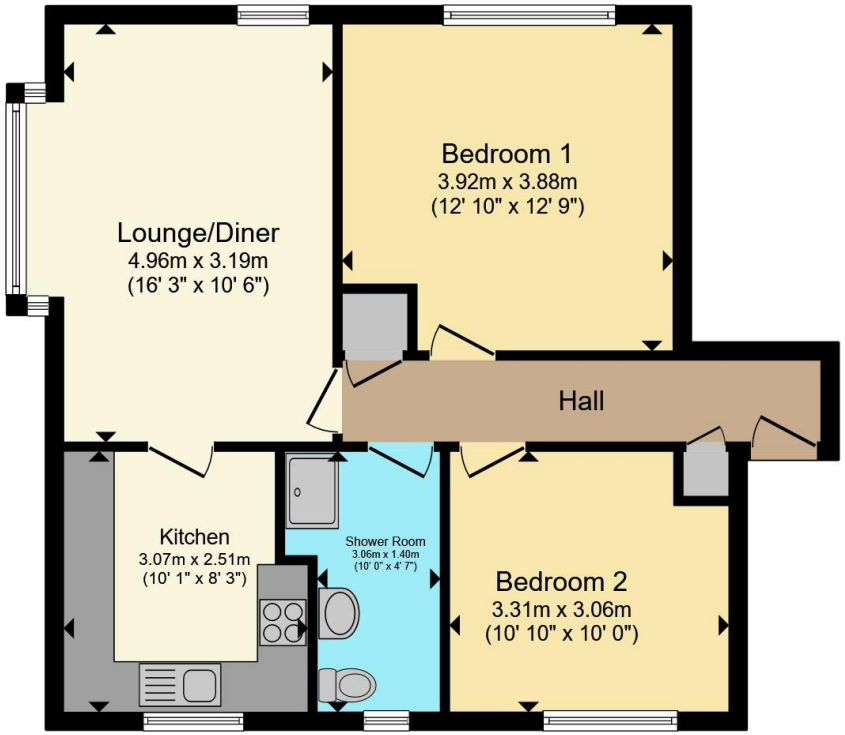
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Crawley

The popular commuter town of Crawley is located between London and Brighton, on the edge of Gatwick Airport, making this a popular and thriving town. Back in the 13th century it began to develop into a market town due to the passing trade between London and Brighton. The George Hotel still remains which was then a Coaching halt and has retained many of its original features. In 1947, the town was officially declared as a New Town and now has 14 neighbourhoods.

The town centre attracts many people from outside of the area because of local industry, K2 Leisure Centre, Crawley Town FC, shopping, nightlife, leisure complex with Cinema, bowling and a wealth of restaurants. In addition most local primary and secondary schools are rated from good to outstanding, with the most popular primary schools being Forge Wood Primary, Maidenbower Infants and Pound Hill Infants. Hazelwick and Oriel are the most popular secondary schools.

The mainline train station - Three Bridges has many frequent trains to London Victoria, London Bridge and Brighton. In addition, Crawley offers two more train stations Ifield and Crawley with frequent trains to London and Horsham. By road there is easy access to the A23 and M23.



Total floor area 63.7 m² (686 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.propertybox.io

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To view this property please contact Connells on

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57 High Street
CRAWLEY RH10 1BQ

EPC Rating: C

Council Tax Band: B

Service Charge: 1680.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/CWY410273

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1967. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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