



**Connells**

Iris House Daffodil Crescent  
Crawley



## Property Description

Connells are delighted to present this beautifully presented first floor apartment, located within the highly sought-after Forge Wood development in Crawley.

Positioned in Iris House on Daffodil Crescent, this stunning home offers modern and stylish living throughout and is ideal for first-time buyers, investors or those looking to downsize.

The property boasts a bright and spacious open-plan kitchen, living and dining area, designed perfectly for both relaxing and entertaining, with the added benefit of a Juliet balcony. The contemporary kitchen is finished to a high standard, offering ample storage and workspace.

There are two generously sized double bedrooms, with the main bedroom benefitting from a sleek en-suite shower room, while a modern family bathroom serves the remaining accommodation. The apartment is beautifully maintained and presented throughout, allowing any new owner to move straight in with ease.

Further benefits include allocated parking and well-kept communal areas, all set within this popular and convenient location. Forge Wood is well known for its excellent access to local amenities, green spaces and transport links, including Three Bridges station, making it ideal for commuters.

Internal viewing is highly recommended to truly appreciate everything this superb home has to offer.

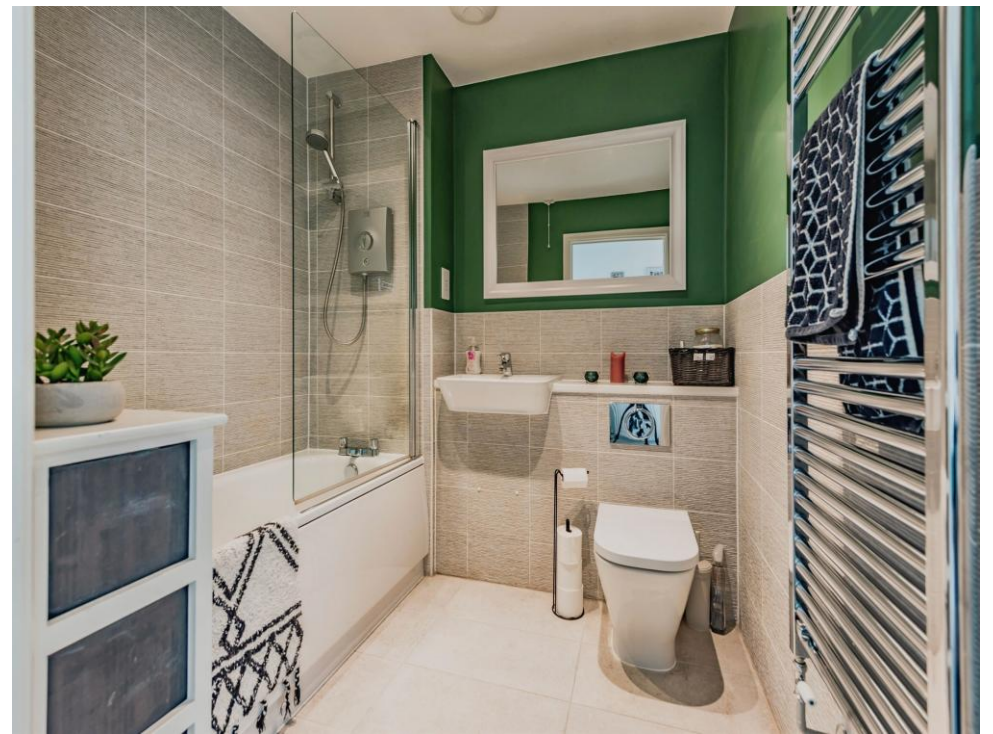
## Crawley

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.

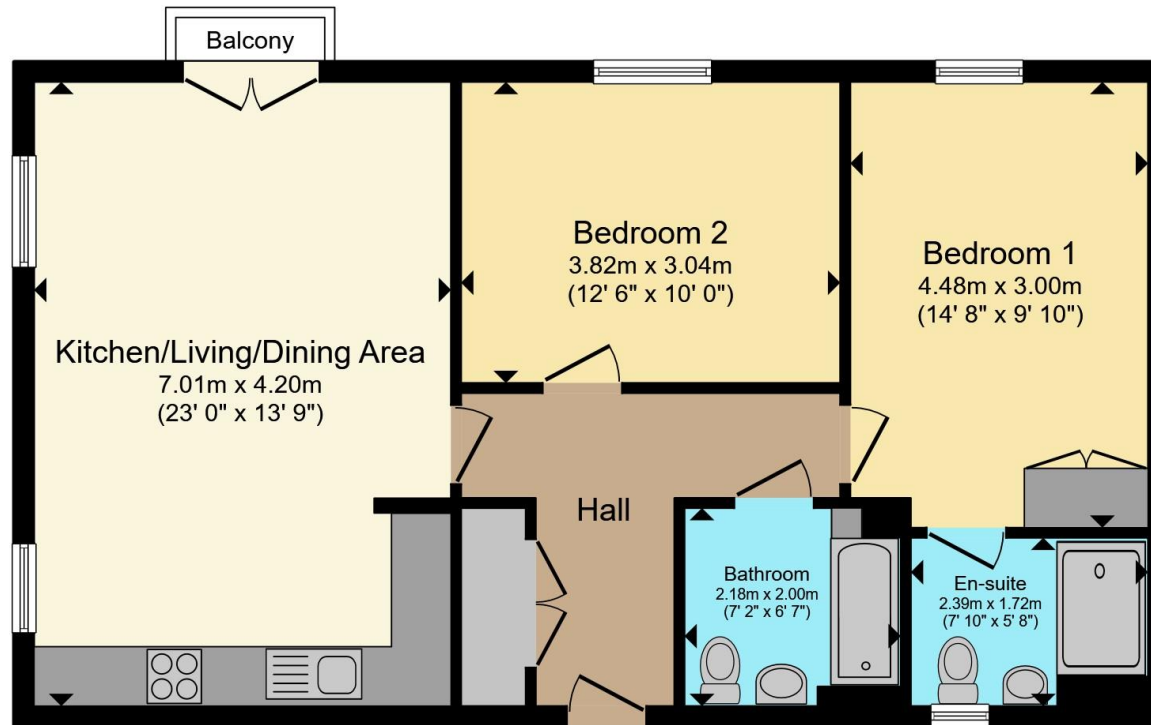
The town centre attracts many people from outside of the area because of local industry, K2 Leisure Centre, Crawley Town FC, shopping, nightlife, leisure complex with Cinema, bowling and a wealth of restaurants. In addition most local primary and secondary schools are rated from good to outstanding, 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 70.7 m<sup>2</sup> (761 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](http://www.propertybox.io)



To view this property please contact Connells on

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**E [crawley@connells.co.uk](mailto:crawley@connells.co.uk)**

57 High Street  
 CRAWLEY RH10 1BQ

EPC Rating: B    Council Tax  
 Band: C

Service Charge:  
 2000.00

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CWY410188](http://connells.co.uk/Property/CWY410188)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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Property Ref: CWY410188 - 0002