



**Connells**

Zurich House East Park  
CRAWLEY



### Property Description

An exceptionally well-presented two-bedroom upper floor apartment, offering stylish and modern living throughout. Situated within the popular Zurich House development, this spacious home features a bright and contemporary open-plan kitchen/living area, ideal for both relaxing and entertaining.

The property boasts a modern fitted kitchen with ample worktop and storage space, along with a beautifully appointed bathroom finished to a high standard. Both bedrooms are well-proportioned, with the principal bedroom offering generous accommodation, while extensive storage solutions throughout the apartment ensure practicality as well as comfort.

A standout feature of the property is the impressive private balcony, accessed from both the living area and bedroom one, providing the perfect space to enjoy outdoor seating and views across the surrounding area.

Combining modern décor, spacious accommodation, gated secure allocated parking and excellent storage throughout, this superb apartment is an ideal purchase for first-time buyers, professionals or investors alike.



## 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.

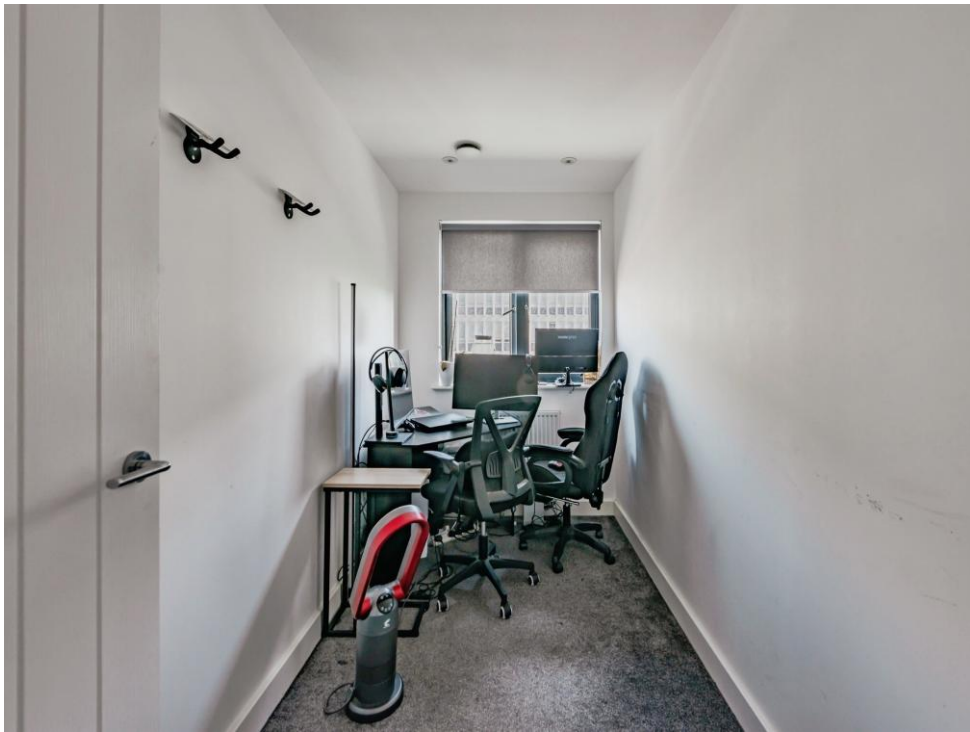
The town centre attracts many people from outside of the area because of local industry, K2 Leisure Centre, Crawley Town FC, shopping, nightlife, leisure complex with Cinema, bowling and a wealth of restaurants. In addition most local primary and secondary schools are rated from good to outstanding,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

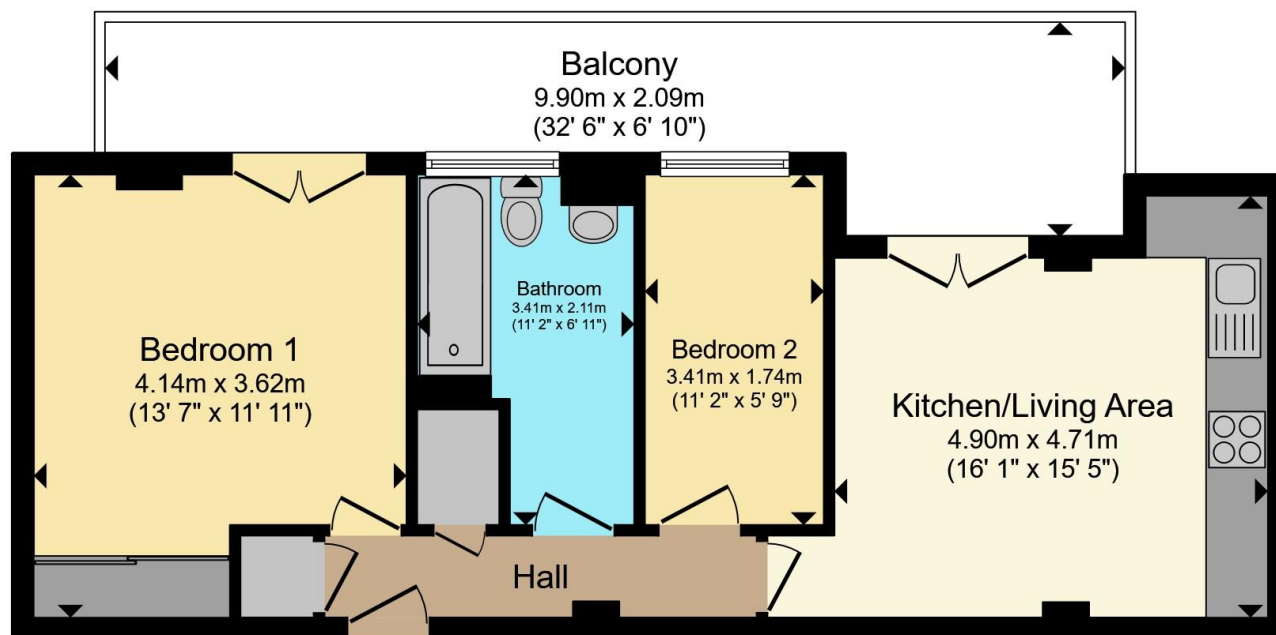
### Agents Note

"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."









Total floor area 48.8 m<sup>2</sup> (526 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)

**Connells**

To view this property please contact Connells on

**T 01293 515 444**  
**E [crawley@connells.co.uk](mailto:crawley@connells.co.uk)**

57 High Street  
 CRAWLEY RH10 1BQ

EPC Rating: B

Council Tax  
 Band: B

Service Charge:  
 1999.00

Ground Rent:  
 1.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CWY410269](http://connells.co.uk/Property/CWY410269)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Jan 2022. 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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