



## Russell Way, Three Bridges, Crawley, RH10 1GW

Welcome to this stunning new build apartment located in the desirable area of Three Bridges, Crawley. This impressive property, completed in 2020, offers a generous living space of 904 square feet, making it an ideal choice for those seeking comfort and style.

Situated on the Second floor, this apartment boasts two spacious double bedrooms, each designed to provide a tranquil retreat. The two well-appointed bathrooms add to the convenience and luxury of this home, ensuring that both residents and guests enjoy ample facilities.

The open plan living room seamlessly connects to a modern fitted kitchen, creating a perfect space for entertaining or relaxing. Natural light floods the area, enhancing the sense of space and warmth. One of the standout features of this property is the large wrap-around balcony, which offers an excellent outdoor space to enjoy fresh air and views, perfect for alfresco dining or simply unwinding after a long day.

Additionally, the apartment comes with an allocated parking space, providing ease and security for your vehicle. With no onward chain, this property is ready for you to move in and make it your own.

This luxurious apartment in Three Bridges is not just a home; it is a lifestyle choice, combining modern living with convenience and elegance. Do not miss the opportunity to view this exceptional property.

**£285,000 Leasehold**

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- No Chain
- Large Living Room open plan to Kitchen
- Great location easy access to Three Bridges Station
- Remaining lease 118 years unexpired
- Huge 2 Double Bedroom Immaculate Apartment
- En Suite Shower Room
- Access to Crawley Town Centre
- Located on the 2nd Floor - lift access
- Bathroom
- Service Charge £977 pa Ground Rent £275pa

Entrance Hall

Living Room / Kitchen

37'5" x 10'6" (11.41 x 3.21)

Bedroom 1

20'11" x 7'11" (6.40 x 2.42)

En Suite Shower Room

Bedroom 2

24'0" x 7'3" (7.34 x 2.22)

Bathroom

Outside

Allocated Parking Space

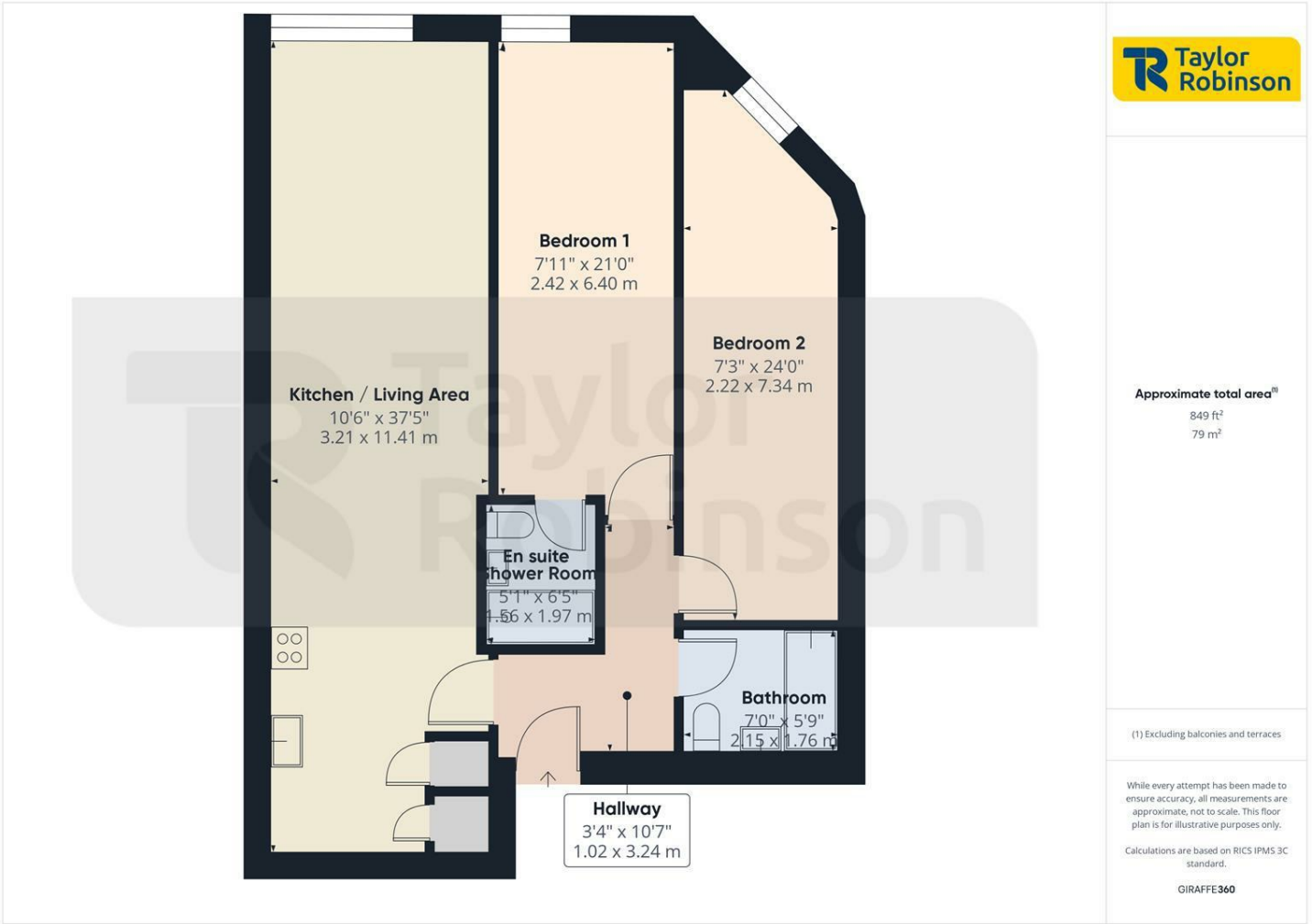
**Council Tax Band: C**







# Floor Plan



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC