



Woodfield Road, Northgate, Crawley, RH10 8BG

Welcome to this charming first-floor apartment located in the desirable area of Northgate, Crawley. This modern property boasts a spacious living environment, perfect for individuals or couples seeking comfort and convenience.

As you enter, you will be greeted by a generous reception room that offers ample space for relaxation and entertaining. The large double bedroom provides a peaceful retreat, ensuring a restful night's sleep. The apartment features a modern kitchen and bathroom, both designed with modern fittings that enhance the overall appeal of the apartment.

The property benefits from radiator heating and double-glazed windows, ensuring warmth and energy efficiency throughout the year. Additionally, you will find the convenience of parking for one vehicle, a valuable asset in this bustling area.

Situated close to the town centre and Manor Royal, this apartment offers easy access to a variety of shops, restaurants, and local amenities, making it an ideal choice for those who appreciate urban living.

Offers In Excess Of £170,000 Leasehold

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- Double Bedroom first floor apartment
- Radiator Heating & Double Glazed Windows
- Ground Rent & Service Charge £1167.12 p.a.
- Large Living / Dining Room
- Parking
- 173 years unexpired lease
- Modern Kitchen & Dining Room
- Close to Town Centre, M23 & Manor Royal with buses also to Gatwick

Hallway

10'4" x 3'9" (3.15 x 1.16)

Living Room / Dining Room

16'8" x 10'4" (5.10 x 3.15)

Kitchen

8'7" x 6'2" (2.64 x 1.88)

Bedroom

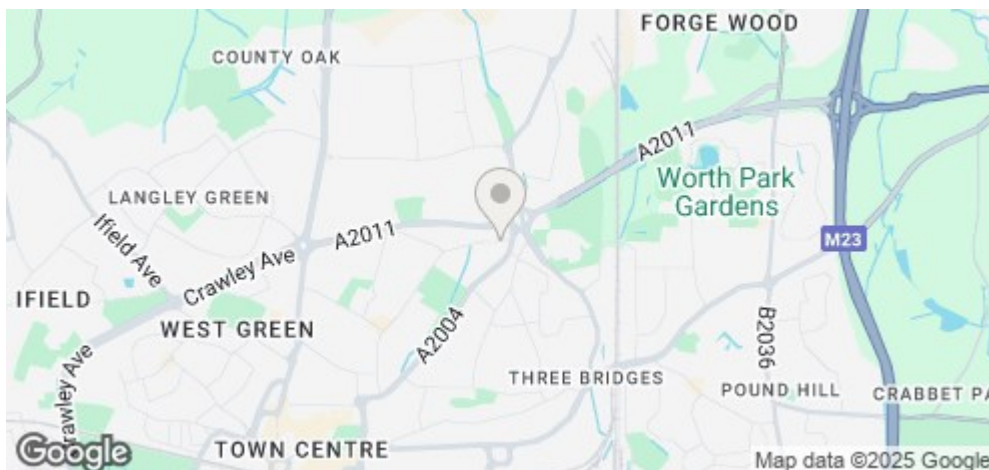
10'5" x 10'2" (3.18 x 3.12)

Bathroom

7'11" x 5'6" (2.43 x 1.69)

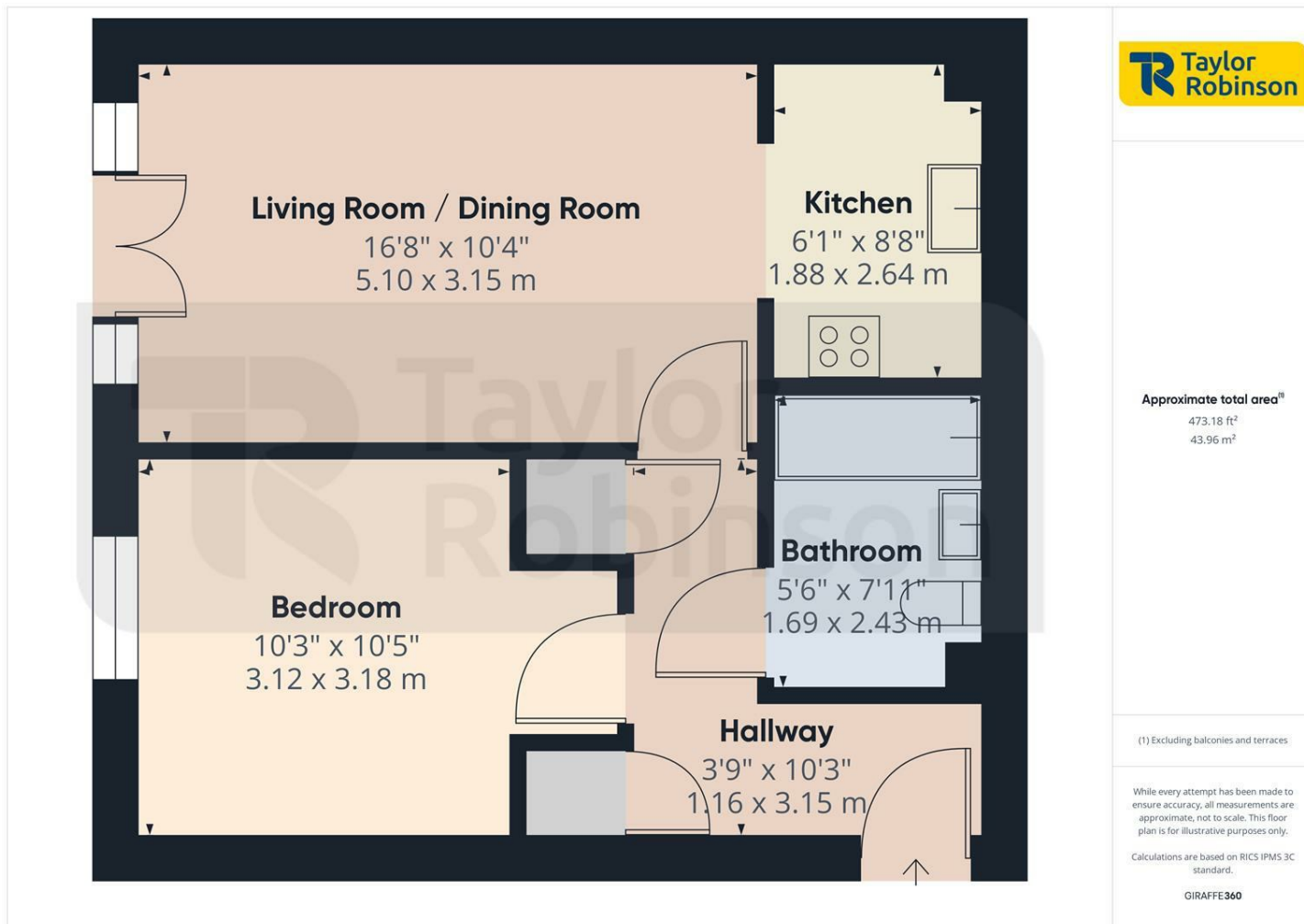
Allocated Parking

Council Tax Band: B





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 firm's 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	81	81
(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	