

## Hazelwick Avenue, Three Bridges, Crawley, RH10 1NP

Nestled in the desirable area of Hazelwick Avenue, Three Bridges, this modern spacious one-bedroom top floor apartment with lift access presents an excellent opportunity for first-time buyers or savvy investors. The property is in superb condition, boasting a lovely living and dining space that is perfect for relaxation and entertaining.

The separate fitted kitchen is both functional and stylish, providing ample space for culinary pursuits. The modern bathroom adds to the appeal, ensuring comfort and convenience. A notable feature of this apartment is the walk-in wardrobe, offering generous storage solutions to keep your living space tidy and organised.

Gas heating throughout the property ensures a warm and inviting atmosphere during the cooler months. The apartment is ideally positioned, just a short distance from Three Bridges mainline station, Direct transport links to Gatwick Airport, 4 minutes by train, as well as situated along main bus route, running 24hrs making it perfect for commuters seeking easy access to London and beyond.

Residents will benefit from gated allocated residents parking, providing added security and peace of mind. With no onward chain, this property is ready for you to move in without delay. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this apartment on Hazelwick Avenue is not to be missed.

**£215,000 Leasehold**

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- One Spacious Double Bedroom Apartment
- Private gated parking & Lift access
- M23 access in 3 minutes drive
- Great Condition Throughout
- 150m of Three Bridges Station
- Ground Rent £250pa Service Charge £1650pa
- Separate Fitted Kitchen
- No Onward Chain
- Lease 117 Years remaining

Entrance Hall

Living Room

21'8" x 9'3" (6.62 x 2.82)

Kitchen

11'1" x 5'6" (3.39 x 1.69)

Bedroom

13'0" x 8'5" (3.98 x 2.59)

Bathroom

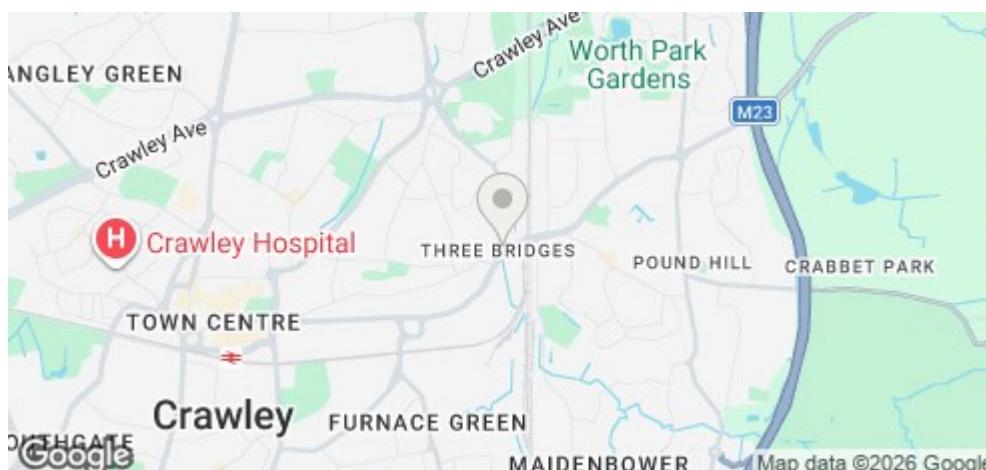
Walk in Wardrobe

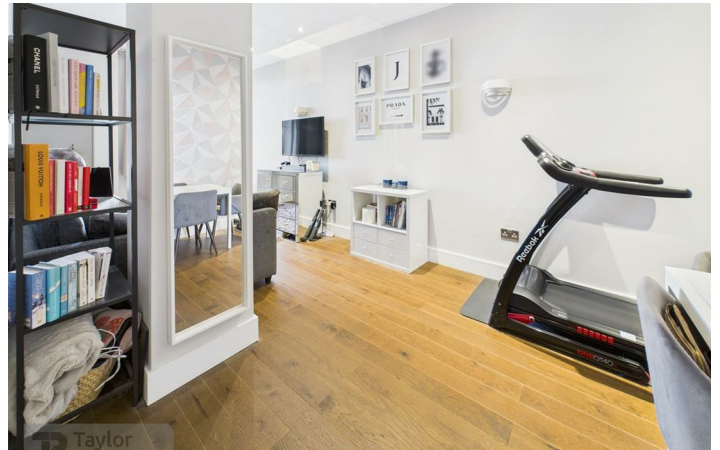
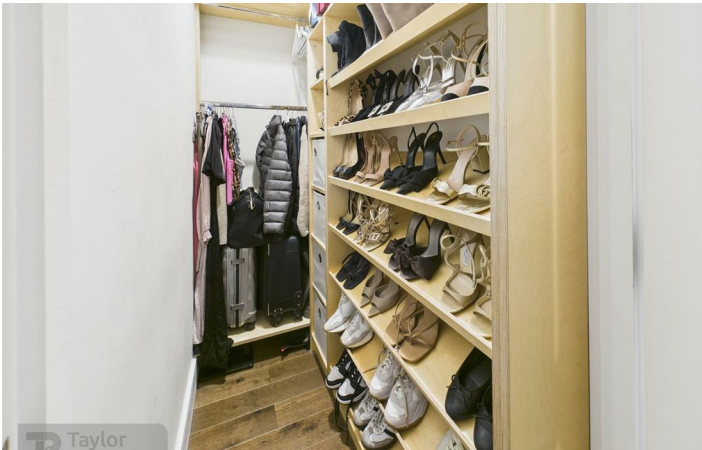
6'4" x 2'11" (1.95 x 0.90)

Outside

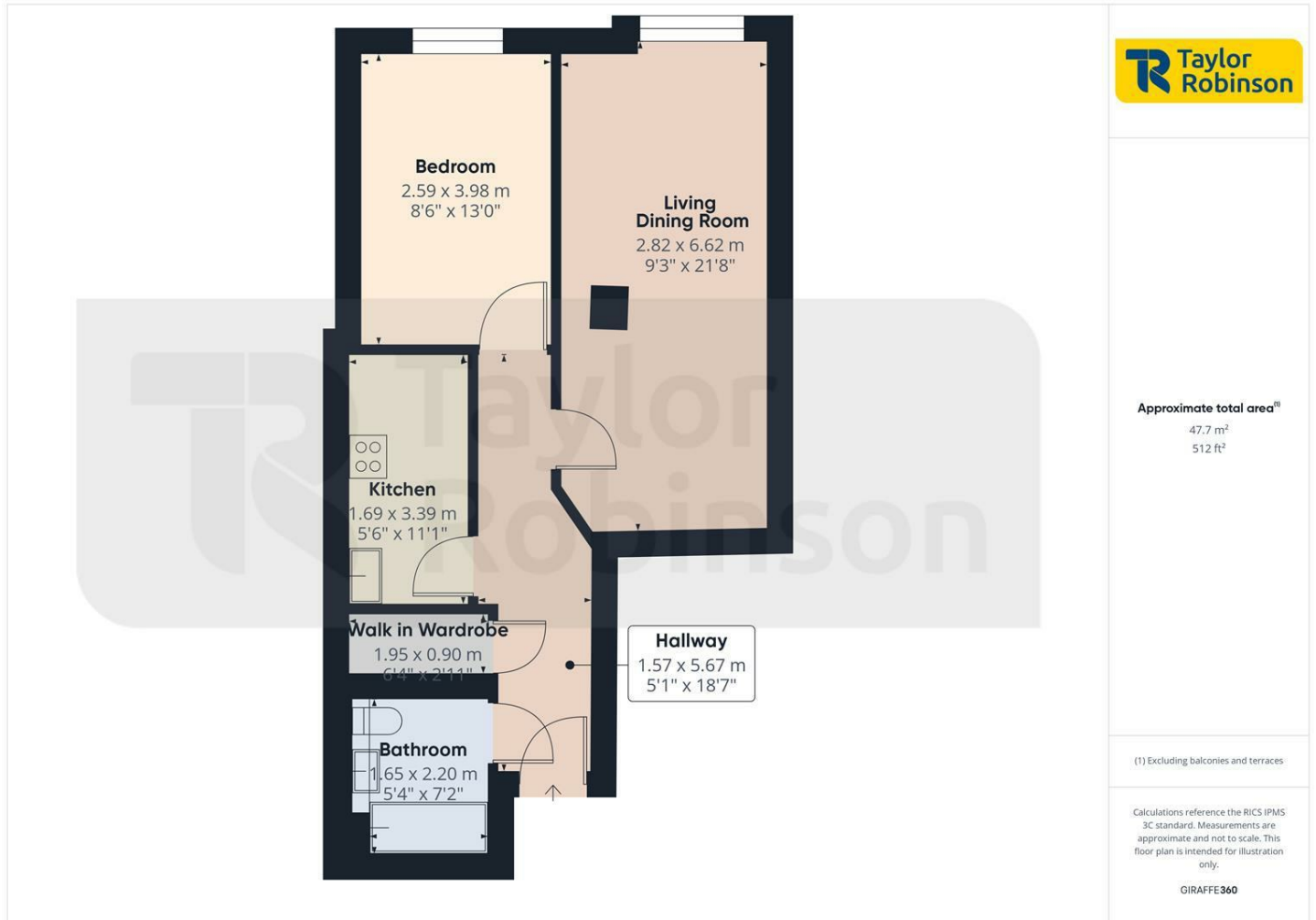
Gated Parking Area

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	