



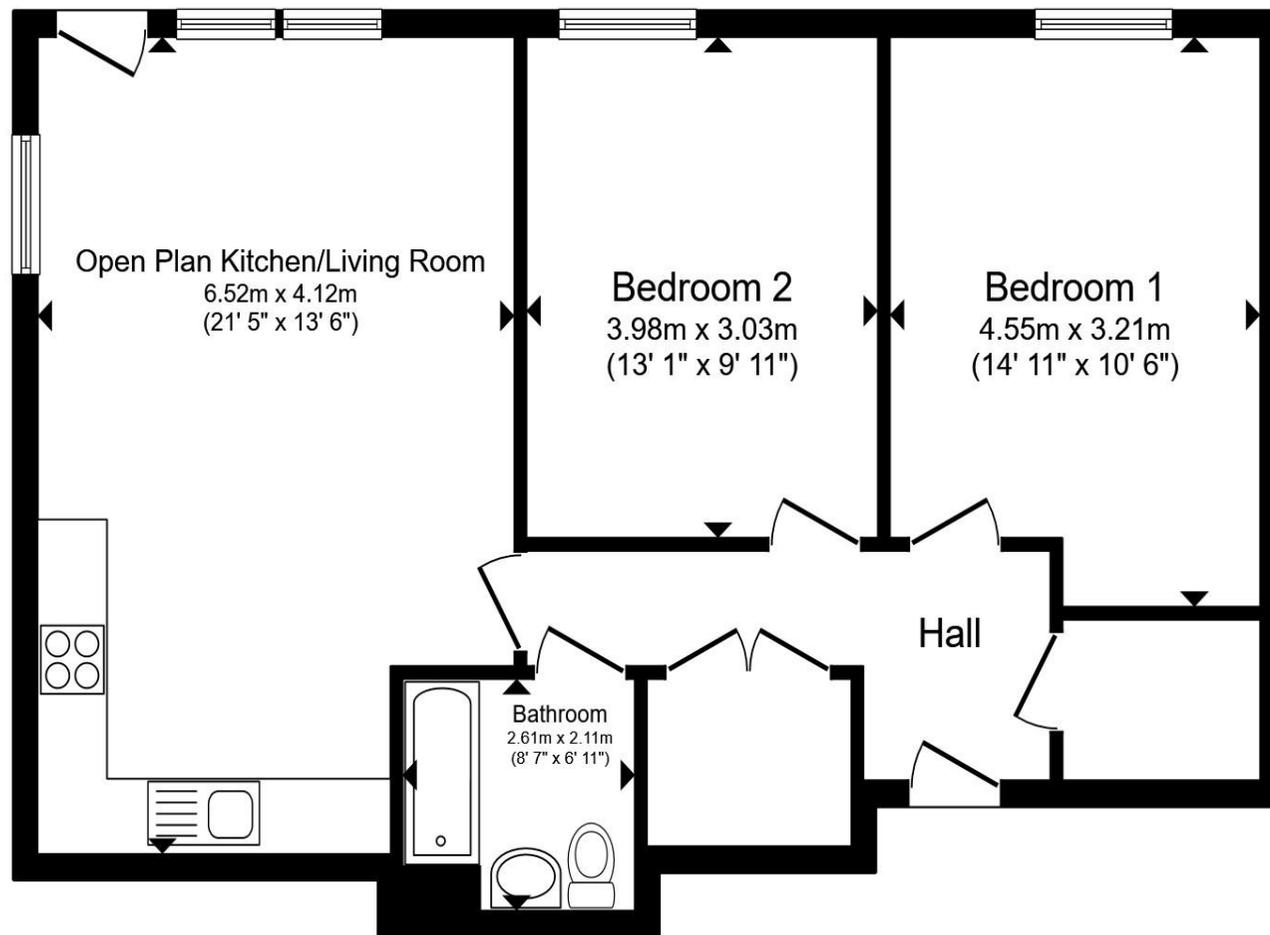
**Geraint Thomas House, North The Boulevard, CRAWLEY, RH10 1DF**

**welcome to**

**Geraint Thomas House North The Boulevard, CRAWLEY**

Stylish and spacious open-plan living with two bedrooms and a contemporary bathroom. Includes an allocated parking space for just £15 per year. Perfect for professionals or couples seeking modern comfort.





Total floor area 67.6 m<sup>2</sup> (727 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)



welcome to

## Geraint Thomas House North The Boulevard, CRAWLEY

- Two Bedroom Upper Floor Apartment
- Modern Throughout
- Open Plan Living
- Allocated Parking Space For Just £15pa
- Bright & Airy

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2160.00

Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 24 Feb 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



**view this property online** [fox-and-sons.co.uk/Property/CRA111275](https://fox-and-sons.co.uk/Property/CRA111275)



Property Ref:  
CRA111275 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

### Property Description

Step into this beautifully presented two-bedroom upper floor flat, designed with a sleek open-plan layout that's perfect for modern living. The spacious living area flows effortlessly into a contemporary kitchen, creating an inviting space for relaxing or entertaining.

Both bedrooms are generously sized, and the property boasts a modern bathroom finished to a high standard. With its bright and airy feel, this home is ideal for professionals, couples, or anyone looking for a stylish retreat.

Enjoy the added convenience of an allocated parking space for just £15 per year! Located in a desirable area, this property offers comfort, style, and practicality all in one.



Please note the marker reflects the postcode not the actual property



**01293 520521**



[Crawley@fox-and-sons.co.uk](mailto:Crawley@fox-and-sons.co.uk)



34 High Street, CRAWLEY, West Sussex, RH10 1BW



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)