



## Bedivere Road, Ifield, Crawley, RH11 0FY

Situated in the charming area of Ifield, Crawley, this modern top-floor apartment on Bedivere Road offers a delightful living experience. With two well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, this property is perfect for both individuals and small families seeking comfort and convenience.

The apartment boasts a spacious reception room that provides a welcoming atmosphere, ideal for relaxation or entertaining guests. One of the standout features is the lovely balcony that overlooks picturesque playing fields, allowing you to enjoy tranquil views and fresh air right from your home.

With two bathrooms, including the en-suite, the apartment ensures that morning routines are smooth and hassle-free. The property is also complemented by an allocated parking space, providing added convenience for residents.

With an impressive lease of 990 years remaining, this apartment represents a secure investment for the future. Its modern design and thoughtful layout make it a desirable choice for those looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a rental opportunity, this apartment on Bedivere Road is not to be missed.

**£265,000 Leasehold**

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- 2 Bedroom top floor Apartment
- Radiator Heating & Double Glazed Windows
- Allocated parking space
- Annual Service Charge £1,800
- En-suite to master bedroom
- Balcony overlooking playing fields
- Years Remaining On Lease 990 Years
- Living Room open plan to fitted Kitchen
- Walking distance from Ifield train station
- Annual Ground Rent £250

## Hallway

10'11" x 5'2" (3.33 x 1.58)

## Balcony

8'9" x 4'11" (2.69 x 1.50)

## Kitchen / Living Area

19'2" x 14'2" (5.85 x 4.34)

## Allocated Parking

## Bedroom 1

16'1" x 8'11" (4.92 x 2.72)

## En-Suite

8'0" x 4'5" (2.45 x 1.37)

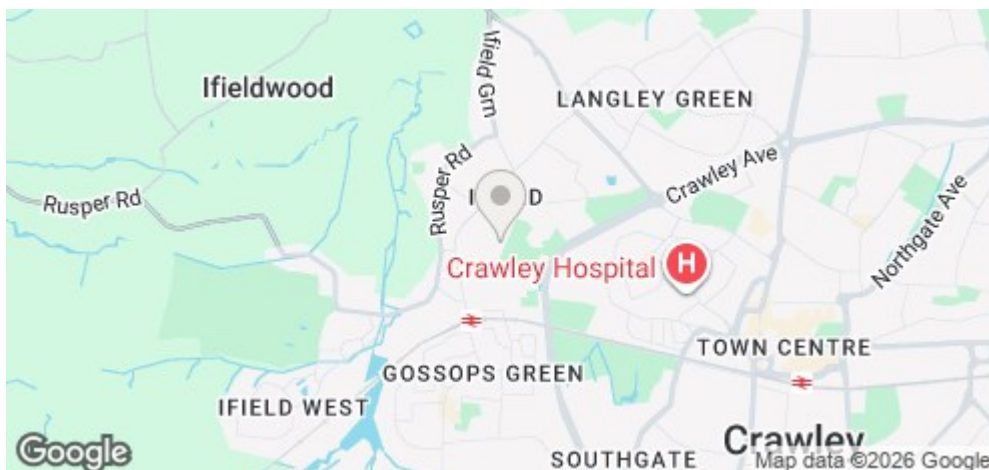
## Bedroom 2

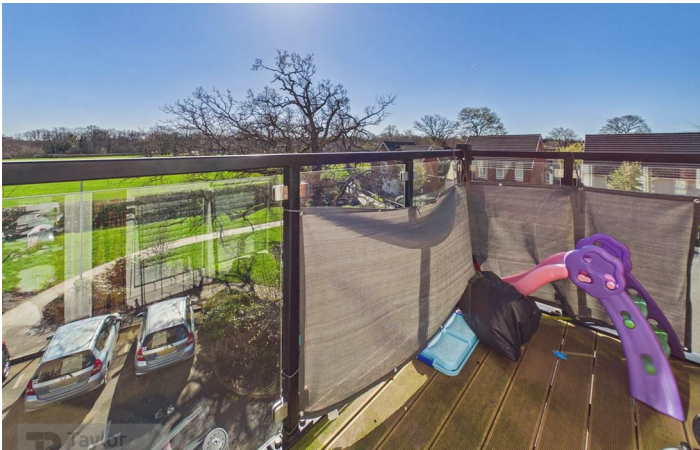
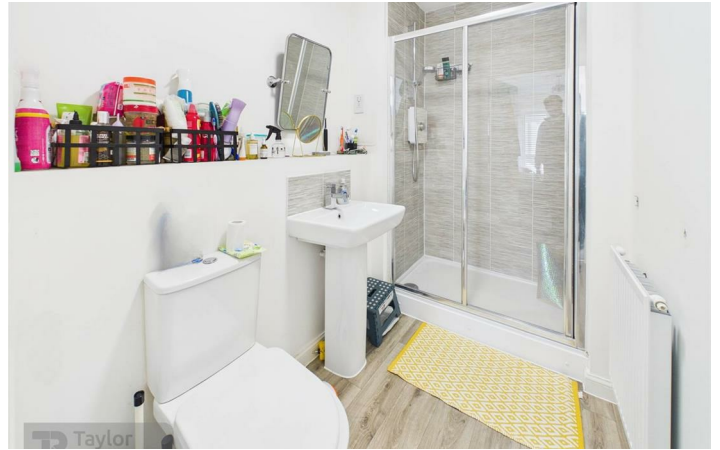
10'9" x 8'2" (3.29 x 2.49)

## Bathroom

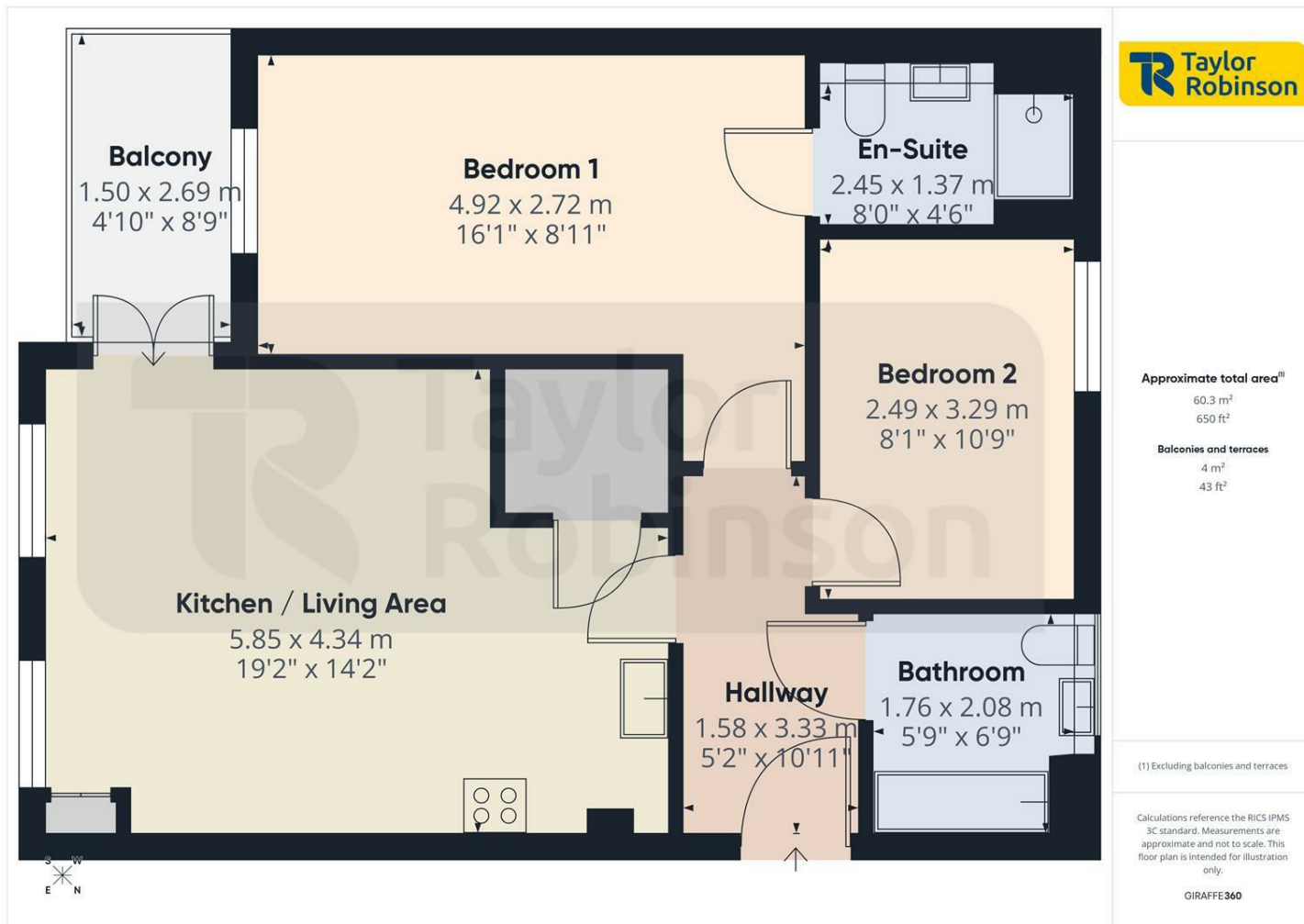
6'9" x 5'9" (2.08 x 1.76)

## Council Tax Band: C





# Floor Plan



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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>                            | <b>83</b>                  | <b>83</b> |
| (69-80) <b>C</b>                            |                            |           |
| (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<br>2002/91/EC |           |