



36 LUCAS CLOSE

CRAWLEY, RH10 7EY

£240,000
LEASEHOLD

1st floor apartment | Allocated Parking space | Well presented throughout | Fitted kitchen & bathroom | No onward chain | Sought after location



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- Modern two bedroom 1st floor apartment
- No onward chain
- Ideal investment/first time purchase
- Well presented throughout
- Spacious rooms
- Modern kitchen & bathroom
- Allocated parking space
- Communal grounds
- Desirable Maidenbower location
- Close to shops, schools & local amenities



Greenaway Residential is delighted to present this modern, beautifully presented first floor apartment in the highly sought-after location of Lucas Close, Maidenbower. Ideally situated, the property is just a short walk from Three Bridges mainline station, local amenities, and some of the finest Ofsted-rated schools in the Crawley area. Whether looking for a shrewd investment or a very first home, this property offers the perfect blend of comfort and convenience.

The apartment is accessed via a secure communal entrance leading to a spacious and welcoming private hallway that guides the way through the property. The generous, light-filled lounge and dining area is bathed in natural light from a feature double-glazed bay window, offering a comfortable carpeted space well-equipped with ample power outlets, a TV aerial, and high-speed internet and telephone points. Across the hall, the modern, neutrally styled kitchen features a range of sleek wall and base units with matching countertops, a stainless steel sink with mixer tap, a convenient storage cupboard, and contemporary part-tiled walls. For cooking, there is an integrated fan-assisted electric oven, a four-ring gas hob, and an extractor fan, alongside dedicated space for white goods and a large window for natural ventilation.

The living accommodation continues with two well-proportioned double bedrooms, with the spacious primary bedroom benefiting from built-in double

wardrobes. These are served by a crisp, white three-piece family bathroom comprising a panelled bath with overhead shower, a heated towel rail, a ceramic sink with a mixer tap, and a matching low-level W.C.

Externally, residents enjoy access to a well-maintained communal garden, a secure cycle store, and a communal bin store, alongside one allocated parking space and dedicated visitor parking. The property further benefits from gas central heating via radiators throughout and full double glazing, boasting a comfortable EPC rating of C.

Maidenbower remains one of Crawley's most highly regarded neighbourhoods. Lucas Close is perfectly positioned for commuters and families alike, offering effortless access to the Fastway bus route, the M23, and Three Bridges station for direct links into the city, while local shops, amenities, and excellent schools are all right on the doorstep.

Viewings are highly recommended, so to obtain further details or to arrange a viewing, please contact the Greenaway Residential team via telephone or through the website.

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ADDITIONAL INFORMATION

Local Authority – Crawley Borough Council

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 0.00 sq ft

Tenure – Leasehold

EPC Rating – C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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