



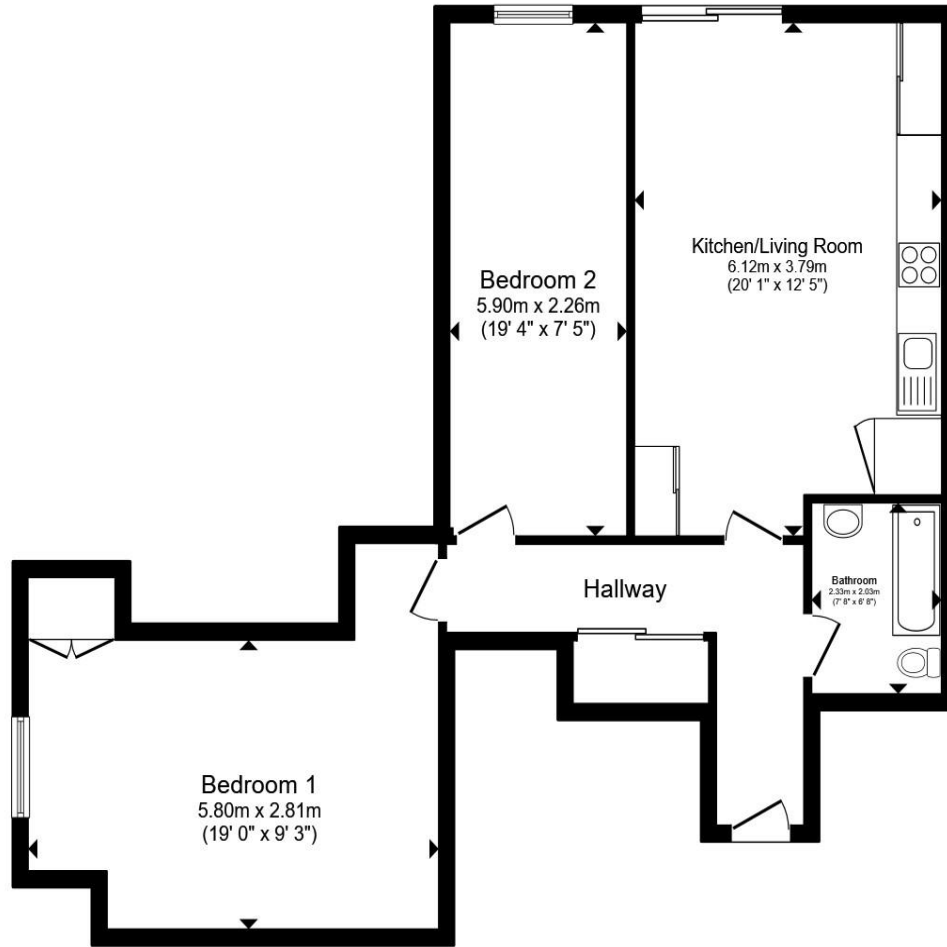
**Octagon House Russell Way, Crawley RH10 1GW**

**welcome to**

**Octagon House Russell Way, Crawley**

A spacious ground-floor apartment featuring an open-plan kitchen/living area, two well-proportioned bedrooms and a modern bathroom. The home includes a private patio, allocated parking, and is conveniently located within walking distance of Three Bridges station and Crawley town centre.





Total floor area 77.5 m<sup>2</sup> (834 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

## Octagon House Russell Way, Crawley

- Spacious ground-floor apartment with two bedrooms
- Secure and gated development
- Open-plan kitchen/living area
- Modern bathroom
- Private outside patio

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1270.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£280,000**



### Property Description

This well-designed ground-floor apartment offers a spacious and practical layout. At the heart of the home is a central hallway that connects all rooms. The open-plan kitchen/living room sits to one side of the property and provides a bright, sociable space with defined areas for cooking, dining and relaxing.

There are two generous bedrooms. Bedroom one is positioned at the opposite end of the property, offering a high level of privacy and a distinctive shape that allows flexible furniture placement. Bedroom two is also well-proportioned and is set near the living area, making it ideal as a guest room, children's room or home office.

A modern bathroom sits just off the hallway, conveniently placed for both bedrooms and the main living area.

The property also benefits from an allocated parking space, a private outside patio, and is ideally located within walking distance of Three Bridges train station and Crawley town centre.



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/CRA111978](https://fox-and-sons.co.uk/Property/CRA111978)



Property Ref:  
CRA111978 - 0003

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**01293 520521**



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



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



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