



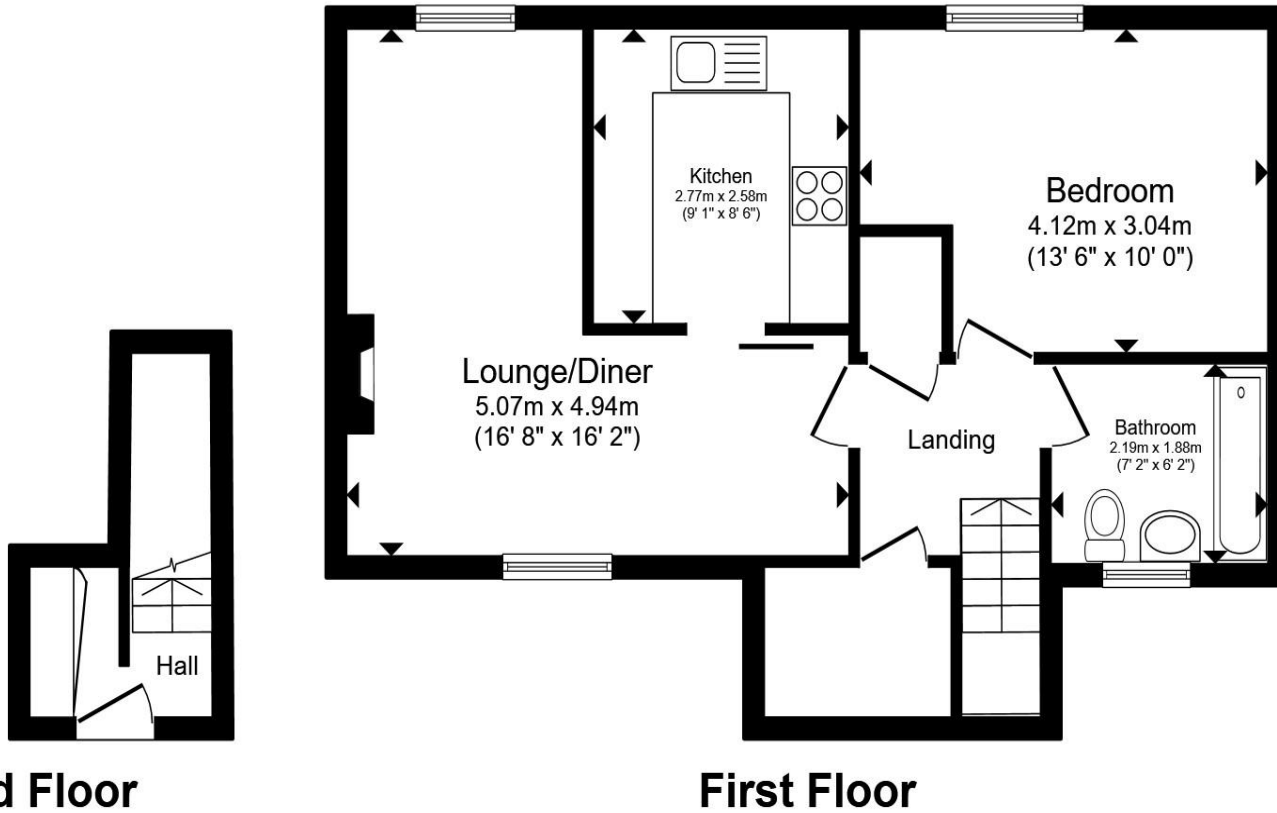
Calvin Walk, Crawley, RH11 6AF

welcome to

Calvin Walk, Crawley

First-floor maisonette with private entrance and allocated parking. Bright lounge/diner, fitted kitchen with integrated appliances, double bedroom and bathroom. Walking distance to parks and local shops, with easy access to the M23. CCTV System fully wired into the house





Total floor area 54.5 m² (587 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



welcome to

Calvin Walk, Crawley

- First-floor maisonette
- Spacious lounge/diner
- Kitchen with integrated appliances
- Modern bathroom
- Walking distance to parks

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 472.64

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Jul 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£230,000



Description

This first-floor maisonette is accessed via a private ground-floor entrance with a hall with a storage cupboard and stairs leading up to the main accommodation. The first floor opens onto a central landing, giving access to all rooms. The property features a bright and spacious lounge/diner, offering a comfortable living and dining area with natural light. Adjacent to this is a well-appointed kitchen fitted with integrated appliances, making efficient use of the space.

There is a generous double bedroom positioned off the landing, along with a modern bathroom fitted with a bath and overhead shower, WC and wash hand basin. Another room that can be used for storage.

Conveniently located within walking distance of local parks and a nearby parade of shops, the maisonette is also ideally situated for commuters, with easy access to the M23 by car. CCTV System fully wired into the house



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRA112044



Property Ref:
CRA112044 - 0004

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



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