



Connells

The Boulevard  
Crawley



## Property Description

This modern purpose-built flat features two double bedrooms and is conveniently located on the ground floor. The property includes a well-equipped modern fitted kitchen and a stylish bathroom. Additionally, it offers secure allocated parking for residents. Its central location in Crawley provides easy access to local amenities, making it an ideal choice for those seeking comfort and convenience.

## Entrance Hall

Storage cupboard, electric heater, secure phone entry system and oak flooring.

## Open Plan Kitchen/Lounge

17' 7" max x 13' 5" max ( 5.36m max x 4.09m max )

## Lounge Area

Double glazed window to rear, double glazed door to balcony, spotlights, electric heater and oak flooring.

## Kitchen Area

Matching wall and base units with worktops over, integral oven, hob and extractor fan. Integral fridge freezer and dishwasher, stainless steel single drainer sink unit with tiled splashbacks. Oak flooring.

## Bedroom One

11' 8" max x 10' 5" max ( 3.56m max x 3.17m max )

Double glazed window to rear, electric storage heater, storage cupboard and carpet as laid.

## Bedroom Two

11' 5" max x 10' 5" max ( 3.48m max x 3.17m max )

## Bathroom

Three piece suite comprising of panel bath, wash hand basin and low level flush w/c. Tiled walls, heated towel rail and tiled flooring.

## Parking

Allocated off street parking.

## Crawley

The popular commuter town of Crawley is located between London and Brighton, on the edge of Gatwick Airport, making this a popular and thriving town. Back in the 13th century it began to develop into a market town due to the passing trade between London and Brighton. The George Hotel still remains which was then a Coaching halt and has retained many of its original features. In 1947, the town was officially declared as a New Town and now has 14 neighbourhoods.

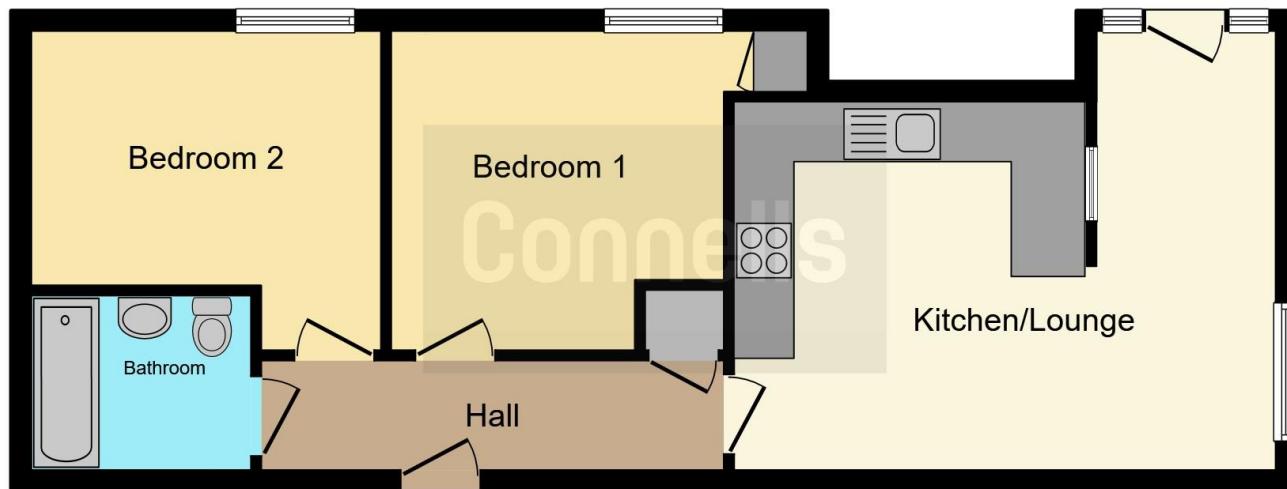
The town centre attracts many people from outside of the area because of local industry, K2 Leisure Centre, Crawley Town FC, shopping, nightlife, leisure complex with Cinema, bowling and a wealth of restaurants. In addition most local primary and secondary schools are rated from good to outstanding, with the most popular primary schools being Forge Wood Primary, Maidenbower Infants and Pound Hill Infants. Hazelwick and Oriel are the most popular secondary schools.

The mainline train station - Three Bridges has many frequent trains to London Victoria, London Bridge and Brighton. In addition, Crawley offers two more train stations Ifield and Crawley with frequent trains to London and Horsham. By road there is easy access to the A23 and M23.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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57 High Street  
 CRAWLEY RH10 1BQ

EPC Rating: D  
 Council Tax  
 Band: C

Service Charge:  
 2987.00

Ground Rent:  
 281.56

Tenure: Leasehold

**[view this property online connells.co.uk/Property/CWY409898](http://www.connells.co.uk/Property/CWY409898)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Dec 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: CWY409898 - 0004