



Commonwealth Drive Crawley RH10 1AJ

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)



# JAMES DEAN

ESTATE AGENTS

JamesDean are delighted to offer this beautifully presented one-bedroom apartment, ideally situated within the sought-after Commonwealth Drive development.

Offering over 550 sq. ft. of well-planned accommodation, this spacious home benefits from a private balcony, secure underground gated parking and excellent access to Crawley town centre, Three Bridges station and the M23.

The apartment welcomes you with a generous entrance hall providing access to all principal rooms and a useful storage cupboard.

The impressive lounge is a real highlight, offering an excellent amount of living and dining space with large floor-to-ceiling windows and a door opening onto a private balcony, allowing plenty of natural light to flood the room.



The separate fitted kitchen is well equipped with a range of wall and base units, integrated oven and hob, extractor hood and ample worktop space, making it both practical and stylish.

The spacious double bedroom easily accommodates a king-size bed alongside additional furniture, creating a comfortable and relaxing retreat.

Completing the accommodation is a modern white bathroom suite comprising a bath with shower over, pedestal wash hand basin and WC.

Located within the ever-popular Commonwealth Drive development, the property is conveniently positioned for Crawley town centre, Manor Royal Business District, Three Bridges railway station and excellent transport links via the M23, making it ideal for commuters.

This fantastic apartment offers generous proportions throughout and would make an excellent home for professionals seeking modern living in a convenient location.

Note: These furniture images are Computer Generated Images (CGI) for marketing purposes only.

Five-week security deposit: £1,615.38

EPC Rating: B.

Council Tax band: B - Crawley.

Household income: £42,000 pa.

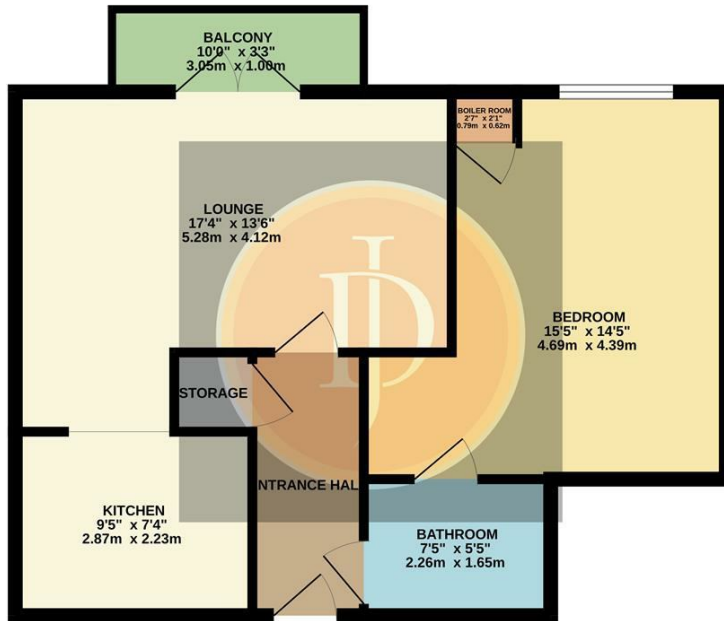
Parking arrangements: Gated underground parking for one car.

**£1,400**



## Floor plan

GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 550 sq.ft. (51.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metropix C2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### Key information

**Viewing:** Strictly By Appointment

### Fees

Please see below for fees relating to this property.

### Reservation Fee

To secure a property through us you will be required to pay a weeks rent as a reservation fee. This takes the property off the market and starts the referencing process.

### Move In Balance

On the day of move in you will be required to pay the remaining move in balance. This is as follows:

**First Months Rent:** £1,400

**Security Deposit:** £1,615

Any questions please call your local branch.



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67 HIGH STREET, REIGATE, RH2 9AE  
T: 01737 242331 F: 01737 243481  
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ  
T: 01293 784411 F: 01293 784422  
E: info@jamesdeanproperty.co.uk

Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.