



## Bolton Road, Maidenbower, Crawley, RH10 7LR

Nestled in the sought-after area of Maidenbower, this charming one-bedroom ground floor maisonette on Bolton Road presents an excellent opportunity for first-time buyers or savvy investors. Built in 2012, the property boasts a modern design and is well-maintained, offering a comfortable living space of 527 square feet.

Upon entering, you will find a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The well-appointed bedroom offers a peaceful retreat, while the bathroom is conveniently located to serve both residents and visitors alike. The property benefits from double glazing, ensuring warmth and tranquility throughout the year.

One of the standout features of this maisonette is the access to communal gardens, providing a lovely outdoor space to enjoy the fresh air and greenery. Additionally, the property includes parking for one vehicle, a valuable asset in this popular area.

Priced competitively for a quick sale, this maisonette is an attractive option for those looking to enter the property market or expand their investment portfolio. With its prime location in Maidenbower, residents will enjoy easy access to local amenities, transport links, and the vibrant community that this area has to offer.

**Asking Price £170,000 Leasehold**

# Bolton Road, Maidenbower, Crawley, RH10 7LR



- Guide Price £175,000 - £185,000
- Fully Fitted Kitchen
- Allocated Parking Space
- Ground Rent £150 & Service Charge £1200 Annually
- Chain Free
- Communal Garden
- Sought After Location
- Quiet location
- Double Glazing
- Remaining Lease Term 86 Years

## Entry

3'7" x 2'11" (1.10 x 0.91)

## Communal Gardens

Allocated Parking Space

## Living Room

18'8" x 10'4" (5.69m x 3.15m)

## Kitchen

11'6" x 5'8" (3.51 x 1.75)

## Hallway

2'6" x 5'7" (0.78 x 1.72)

## Bedroom

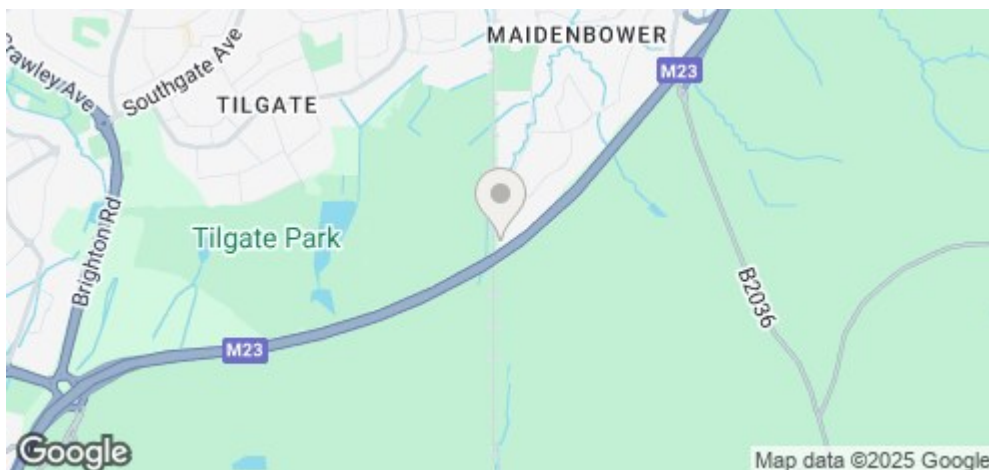
11'5" x 8'9" (3.50 x 2.67)

## Bathroom

6'8" x 5'8" (2.04 x 1.73)

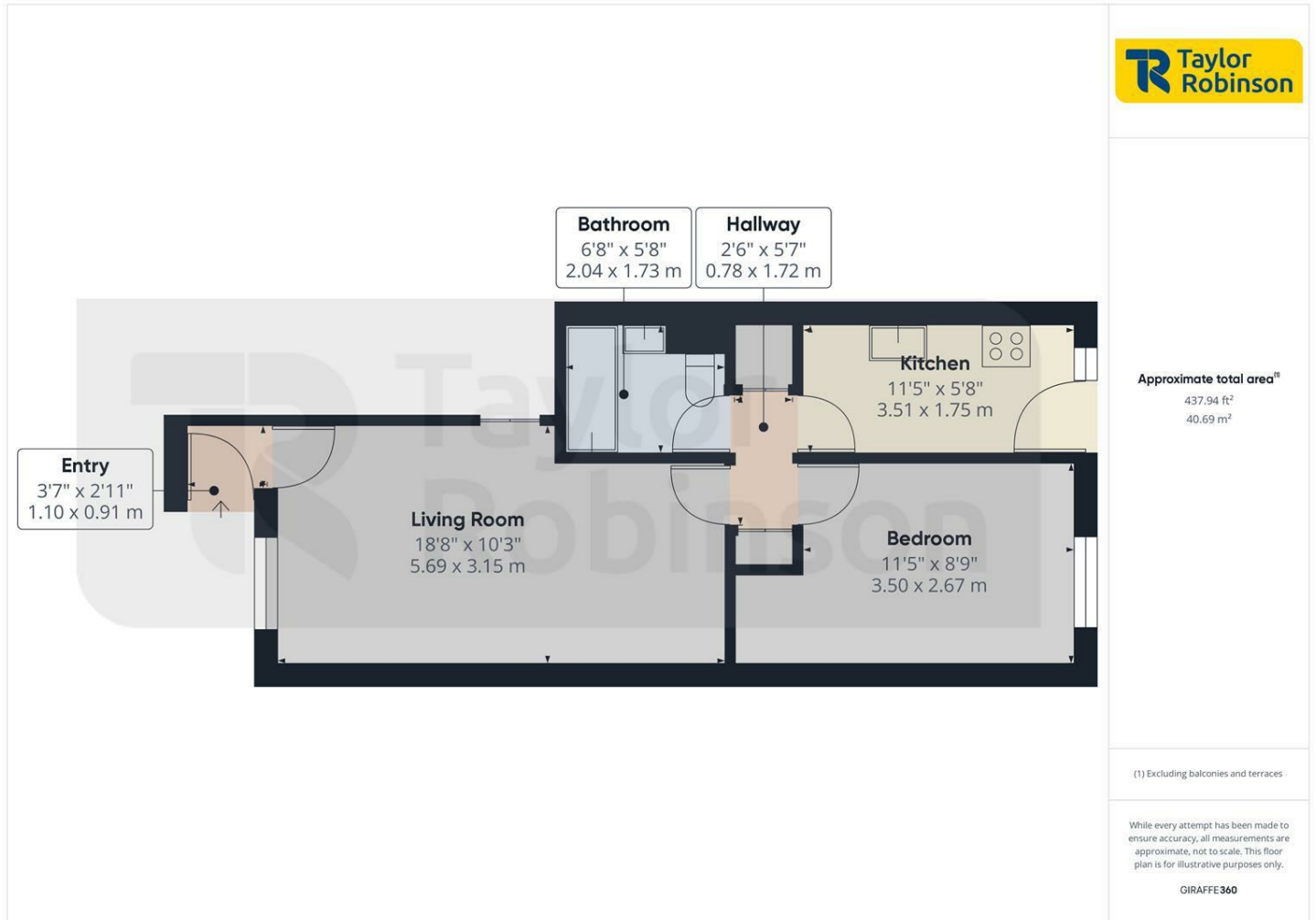
## Outside

## Council Tax Band: B





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Branch Address: 2 Brittingham House Orchard Street, Crawley, West Sussex, RH11 7AE**

**Tel: 01293 552388**

**Email: sales@taylor-robinson.co.uk**

**www.taylor-robinson.co.uk**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>77</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	