



## Russell Way, Three Bridges, Crawley, RH10 1GW

Situated in the desirable area of Russell Way, Three Bridges, Crawley, this two-bedroom ground floor apartment presents an excellent opportunity for first-time buyers or investors. With no onward chain, you can move in with ease and enjoy the comforts of your new home without delay.

Upon entering, you will find a well-presented reception room that offers a welcoming space for relaxation and entertaining, patio door with direct access to your own enclosed balcony. The modern kitchen is well fitted and appliances, making it a joy to prepare meals. The apartment boasts a stylish bathroom suite, ensuring that your daily routines are both comfortable and convenient.

One of the standout features of this property is the large balcony area, perfect for enjoying a morning coffee or unwinding in the evening. Additionally, the apartment comes with an allocated parking space, providing you with the convenience.

Location is key, and this property is ideally situated within walking distance of Three Bridges mainline station, making it perfect for commuters. The surrounding area offers a variety of local amenities, ensuring that you have everything you need within easy reach.

This well-appointed apartment is not only a fantastic first-time purchase but also a wonderful place to call home. With its modern features and prime location, it is sure to attract interest. Do not miss the chance to view this delightful property.

**£215,000 Leasehold**

# Russell Way, Three Bridges, Crawley, RH10 1GW



- 2 Bedroom Ground Floor Apartment
- Modern Bathroom
- Close to Three Bridges Station
- No Onward Chain
- Allocated Parking Space
- 117 Years Lease remaining
- Fitted Kitchen
- Large Balcony
- Service charge £1200 pa Ground rent £230 pa

Front Door

Living Room

15'5" x 14'1" (4.72 x 4.31)

Kitchen

10'2" x 5'4" (3.12 x 1.63)

Bedroom 1

12'7" x 8'8" (3.84 x 2.66)

Bedroom 2

8'2" x 5'10" (2.51 x 1.78)

Bathroom

Outside

Allocated Parking Space

## Council Tax Band: C





# 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.

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## Energy Efficiency Rating

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