



## Sunnymead

West Green, Crawley, RH11 7DY

**Guide Price £215,000 Leasehold**

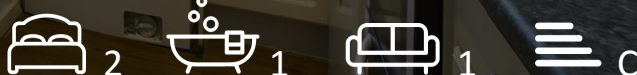
Guide Price £215,000 - £220,000

Taylor Robinson welcomes to the market a 2-bedroom ground floor apartment offered to the market with no onward chain and conveniently located within easy access to Crawley town centre and Crawley train station. The property in brief comprises of an entrance hall with access to all rooms. A light and airy living room with French doors leading to a patio area. There is a fully fitted kitchen, two double bedrooms and a family bathroom with separate W.C. Externally you will find an outbuilding and parking spaces which require a permit to park. The property also benefits from double glazing, gas central heating and located close to the megaplex where you will find a bowling alley, cinema and array of restaurants and there is a bus stop with routes to Gatwick Airport.

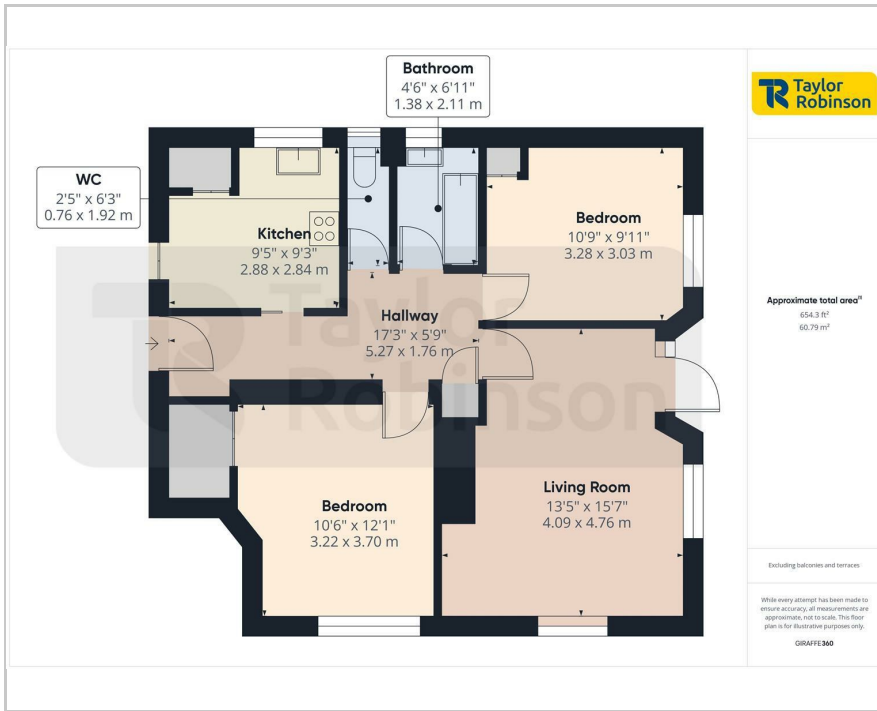
- 2 Bedroom Apartment
- Ground Floor
- Chain Free
- 2 Double Bedrooms
- Fully Fitted Kitchen
- Double Glazing & Gas Central Heating
- Light and Airy Living Room
- Remaining Lease Term 95 years
- Annual Ground Rent £30.43
- Annual Service Charge £274.76

### Viewing

Please contact our Taylor Robinson Office on 01293 552388 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

### 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>	<b>70</b>	<b>76</b>
(55-68) <b>D</b>		
(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	

## Council Tax Band: B



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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