



ZOOM
HYBRID ESTATE AGENT

Zoom Hybrid Estate Agents

4 Brittingham House
Orchard Street, Crawley
West Sussex
RH11 7AE

T 0333 358 3095

E sales@zoomestateagents.co.uk

Holtye Walk
Crawley
West Sussex.
RH10

£170,000



- TWO DOUBLE BEDROOM FLAT
- SECOND FLOOR POSITION
- DOUBLE ASPECT LOUNGE
- KITCHEN
- BATHROOM
- RECENTLY REPLACED COMBI BOILER
- NO CHAIN
- POTENTIAL FOR TENANTS IN SITU FOR INVESTORS



Ref: PRA12725

Viewing Instructions: Strictly By Appointment Only

General Description

Zoom are pleased to offer to the market this two double bedroom flat located within the popular area of Furnace Green, positioned on the second floor, the property is offered no onward chain and can be offered with tenants in situ should an investor buyer want a turn key opportunity. The accommodation comprises of an entrance hall, lounge, two double bedrooms, kitchen and family bathroom. Further benefits include double glazed windows and a recently replaced gas combi boiler.

For further information please contact Zoom Estate Agents.

Accommodation

Front Door

Opening to;

Entrance Hall

Radiator, cupboard housing boiler, storage cupboard, doors to;



Lounge (21' 05" x 11' 09") or (6.53m x 3.58m)

Window to front and rear, two radiators, TV Point.



Kitchen (11' 07" x 6' 03") or (3.53m x 1.91m)

Base and eye level units comprising a stainless steel sink with draining board and mixer tap, oven with hob, space for white goods, radiator, window.



Bedroom 1 (11' 09" x 11' 08") or (3.58m x 3.56m)

Window, radiator, built in wardrobe.



Bedroom 2 (11' 07" x 8' 06") or (3.53m x 2.59m)

Window, radiator.



Bathroom

Comprising an enclosed bath tub, wall mounted shower, low flush WC, wash hand basin, tiled walls and floor, radiator, window.

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:70

Tenure

We are informed that the tenure is Leasehold

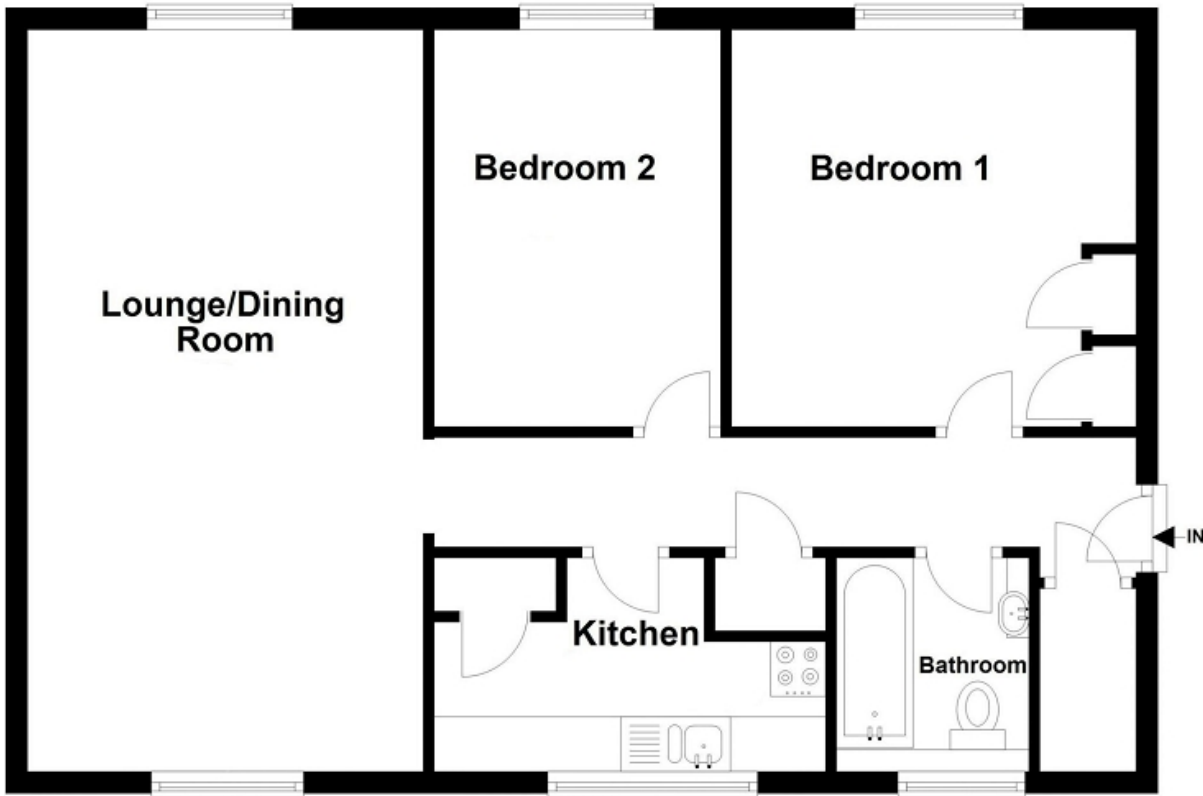
Council Tax

Band C



Top Floor

Approx. 67.9 sq. metres (730.6 sq. feet)



Total area: approx. 67.9 sq. metres (730.6 sq. feet)

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.