



**ZOOM**  
HYBRID ESTATE AGENT

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Brighton Road  
Crawley  
West Sussex.  
RH11

£85,000



- ONE BEDROOM FIRST FLOOR FLAT
- OVER 55'S
- WALKING DISTANCE TO TOWN CENTRE
- COMMUNAL RESIDENTS LOUNGE AND LAUNDRY ROOM
- COMMUNAL GARDENS
- RESIDENTS PARKING
- NO CHAIN

**Ref: PRA12798**

Viewing Instructions: Strictly By Appointment Only



## General Description

Zoom are delighted to offer for sale this one bedroom first floor retirement flat situated within the sought after Cedar Lodge development, suitable for over 55's within a short walk of Crawley town centre. In brief the accommodation comprises of an entrance hall, kitchen/living room, bathroom and bedroom. accessed via security entry phone system leading to communal areas where there are resident lounges and a laundry room, with a lift and stairs taking you to all floors. Outside of the development is surrounded by maintained communal grounds with various seating areas and hedging giving plenty of privacy which is available to all residents along with private residents parking.

An internal viewing comes highly recommended to appreciate this property in full.

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## Accommodation

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### Services

Mains electricity, mains water, mains drainage

EPC Rating:80

### Tenure

We are informed that the tenure is Leasehold

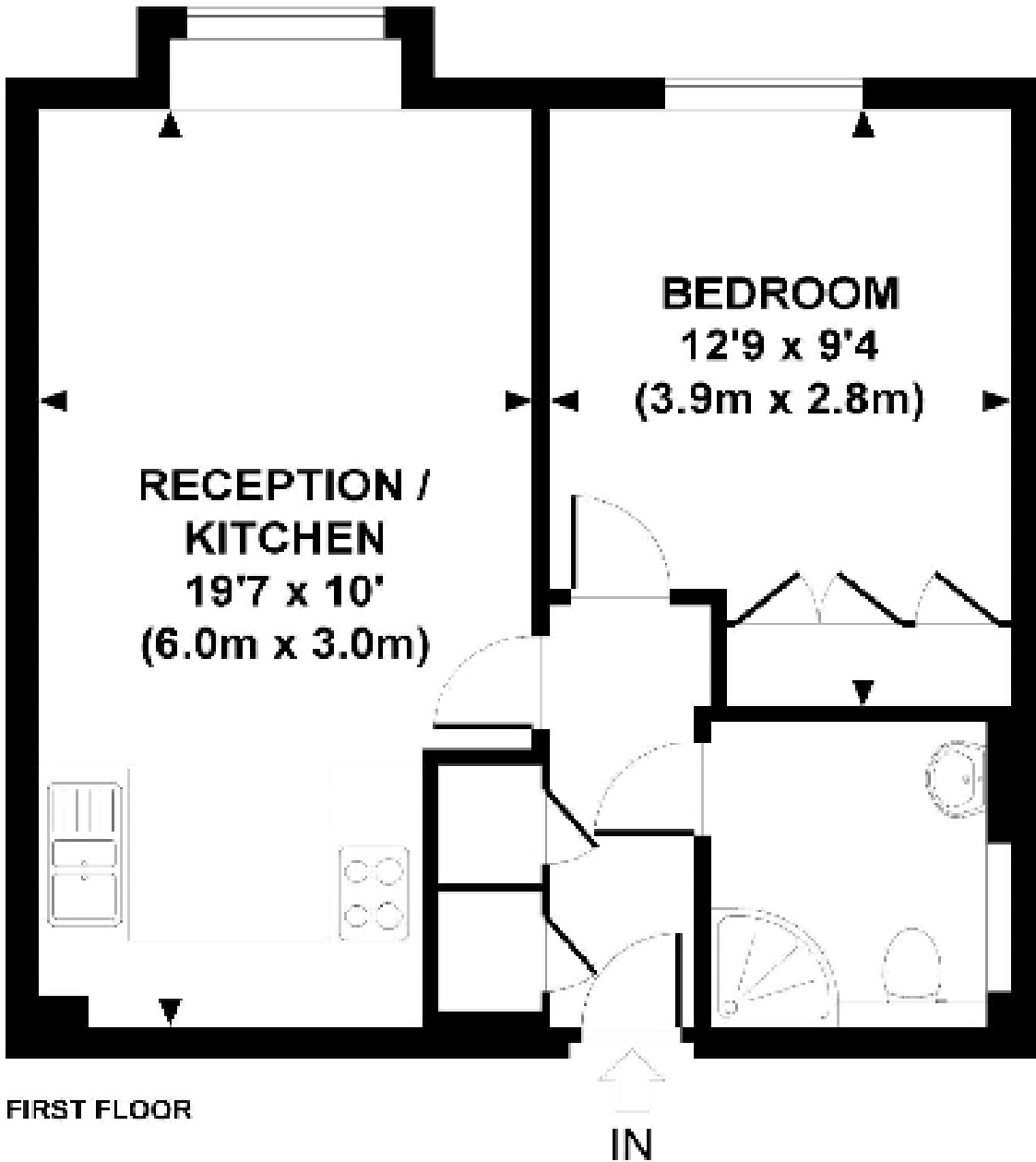
### Council Tax

Band Not Specified

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# Cedar Lodge, RH11



**APPROXIMATE GROSS INTERNAL AREA 392 SQ FT / 36.4 SQ M**

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and all other items are approximate. No responsibility is taken for any error, omission or mis-statement. This floor plan is for illustrative purposes only and should be treated as such.

*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.*