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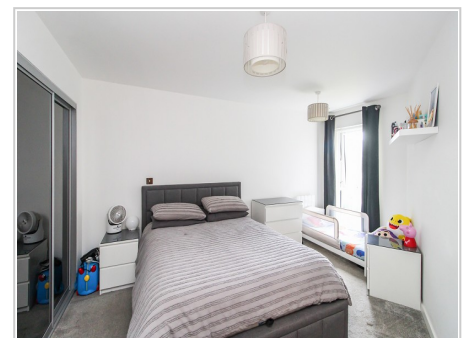
£215,000



- ONE BEDROOM FIRST FLOOR APARTMENT
- TOWN CENTRE LOCATION
- OPEN PLAN KITCHEN/LIVING ROOM
- BALCONY
- BATHROOM
- UNDERGROUND PARKING SPACE
- COMMUNAL GROUNDS
- LONG REMAINING LEASE

**Ref: PRA12650**

Viewing Instructions: Strictly By Appointment Only



## General Description

Zoom are delighted to offer for sale this well presented and spacious one bedroom first floor luxury apartment located within the heart of the town centre in the popular Apex Apartments development. Built by Crest Nicholson this property offers excellent living space throughout and is finished to a high standard. In brief the accommodation comprises of an entrance hall, utility/storage cupboard, open plan kitchen/living room, balcony over looking the communal grounds, bedroom and family bathroom.

Further benefits include an allocated underground parking space, double glazed windows, lift to all floors, long remaining lease and well-maintained communal gardens

Situated within close proximity to many local amenities and transport links an internal viewing comes highly recommended to appreciate this property in full.

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## Accommodation

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### Front Door

Opening to;

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### Entrance Hall

Phone entry system, storage cupboard, doors to;

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**Kitchen/Living Room (25' 06" x 13' 0" Max) or (7.77m x 3.96m Max)**

Base and eye level units comprising a stainless steel sink with draining board and mixer tap, built in oven with hob and extractor hood over, integrated fridge/freezer, integrated dishwasher, TV Point, sliding doors to balcony.

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**Bedroom (14' 06" x 14' 03") or (4.42m x 4.34m)**

Built in wardrobe, radiator.

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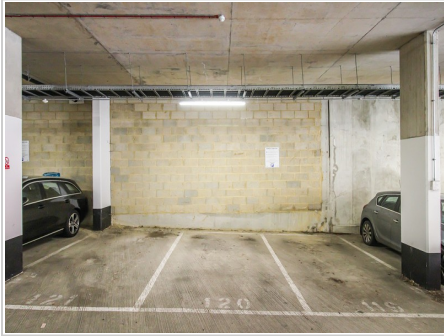
**Bathroom**

Comprising an enclosed bath tub, wall mounted shower, wash hand basin, low flush WC, heated towel rail.

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Balcony



Underground Parking Space

For one vehicle.

## Services

Mains electricity, mains water, mains drainage

EPC Rating:84

## Tenure

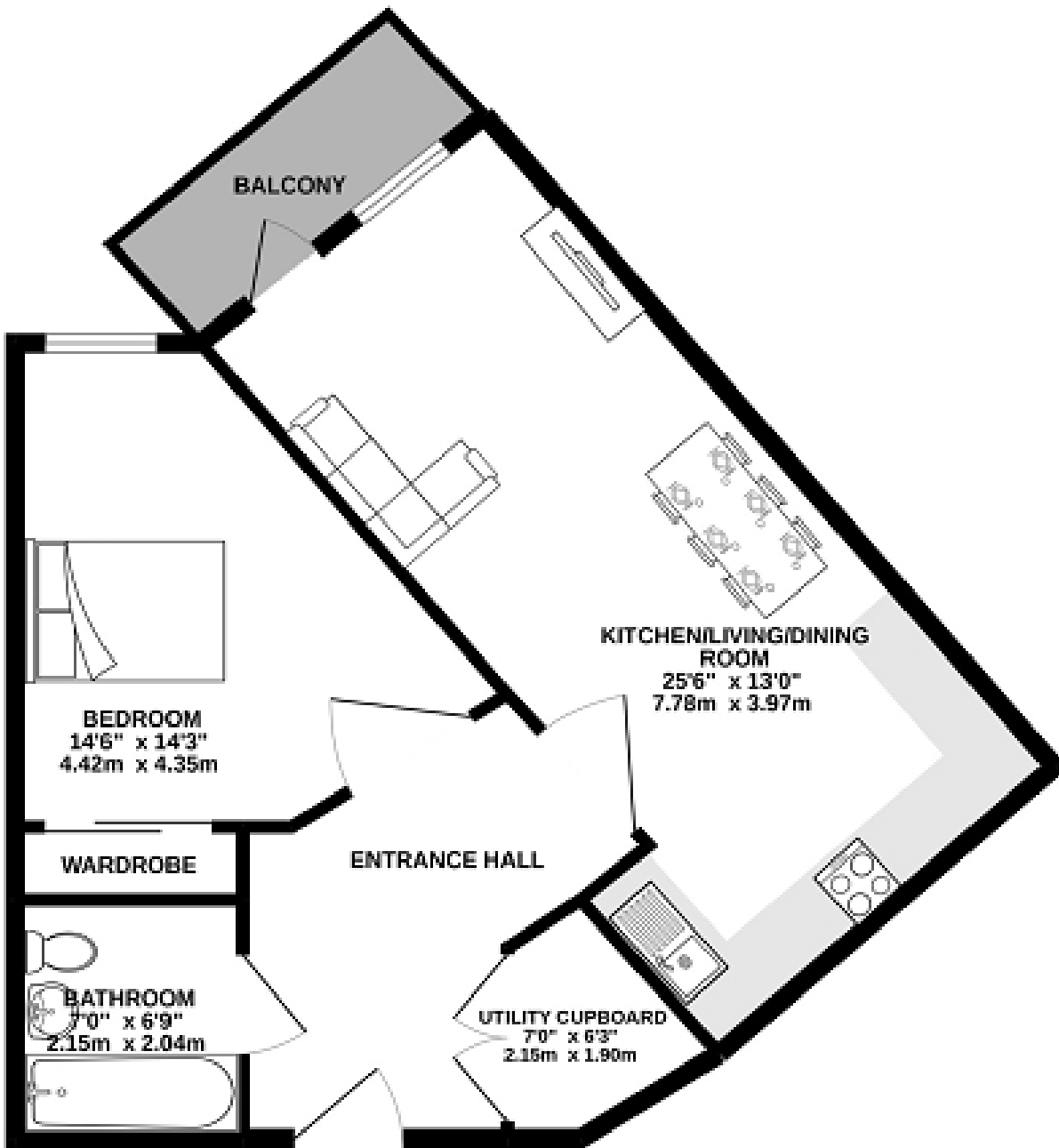
We are informed that the tenure is Leasehold

## Council Tax

Band B



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*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.*