



**ZOOM**  
HYBRID ESTATE AGENT

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Elmcroft Court  
Three Bridges Road  
Crawley  
West Sussex.  
RH10

£1,400 Monthly \*



- Ground floor apartment
- Patio Area
- Two double bedrooms
- Walk Distance to Town Centre
- Allocated parking
- Spacious reception room



Ref: PRA12957

## Viewing Instructions: Strictly By Appointment Only

### General Description

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A well presented two double bedroom ground floor apartment located in the sought after area of Three Bridges within walking distance to train stations and amenities. The property comprises; entrance hall, spacious lounge with French doors to a small patio area, kitchen, two double bedrooms, and family bathroom suite. The property benefits; allocated parking, double glazing, and a small patio area to the front.

EPC Rating: D

Council tax band C - £2,050.21

Broadband and mobile phone: Information regarding broadband options and phone signal can be obtained from the Ofcom broadband and mobile coverage checker. Please contact us for further information.

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### Accommodation

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#### Front Door

Opening to;

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#### Entrance Hall

Phone entry system, electric radiator, store cupboard, airing cupboard, doors to;

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#### Lounge (15' 09" x 12' 08" ) or (4.80m x 3.86m)

Window to rear and side, French doors to patio area, TV Point, open plan to;

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#### Kitchen (9' 01" x 8' 02" ) or (2.77m x 2.49m)

Base and eye level units comprising a stainless steel sink with draining board and mixer tap, built in oven, hob with extractor hood over, space for fridge/freezer, space for washing machine, integrated dishwasher, window to side, part tiled walls.

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#### Bedroom 1 (12' 07" x 8' 08" ) or (3.84m x 2.64m)

Window, electric radiator, built in wardrobe;

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#### Bedroom 2 (13' 00" Max x 8' 00") or (3.96m Max x 2.44m)

Window, electric radiator.

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#### Bathroom

White suite comprising a panel enclosed bath tub, wall mounted shower, low flush WC, wash hand basin, towel rail, part tiled walls, window.

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#### Allocated Parking Space

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#### Communal Garden

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# Services

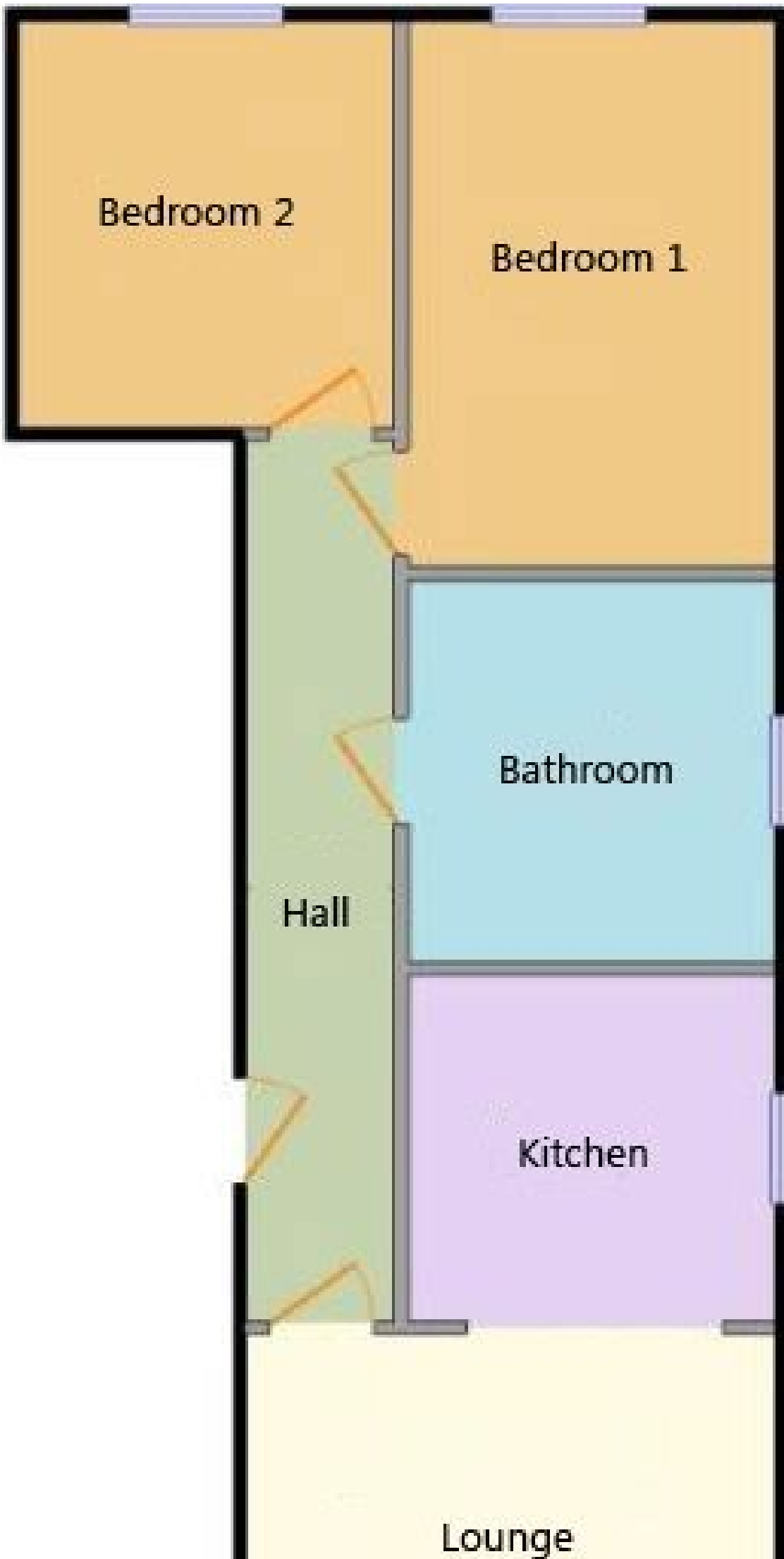
Mains electricity, mains water, mains drainage

EPC Rating:64

# Council Tax

Band Not Specified





*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.*