



ZOOM
HYBRID ESTATE AGENT

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Ivory Walk
Crawley
West Sussex.
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£170,000



- ONE BEDROOM GROUND FLOOR FLAT
- ENTRANCE HALL
- OPEN PLAN LOUNGE/DINING ROOM
- KITCHEN
- BATHROOM
- OUTSIDE COMMUNAL DRYING AREA
- NO CHAIN
- CLOSE TO AMENITIES

Ref: PRA13012

Viewing Instructions: Strictly By Appointment Only



General Description

Zoom are delighted to offer for sale this well presented and good sized one bedroom ground floor flat located within the popular area of Bewbush. In brief the accommodation comprises of an entrance hall, open plan lounge/dining room, kitchen, bedroom and bathroom. Outside the property is a communal outside drying area as well as ample communal parking. Further benefits include double glazed windows, gas central heating and no onward chain.

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

Accommodation

Front Door

Opening to;



Entrance Hall

Radiator, two storage cupboards, leading to;



Lounge/Dining Room (19' 06" x 12' 01") or (5.94m x 3.68m)

Window to front and rear, TV point, two radiators, cupboard.



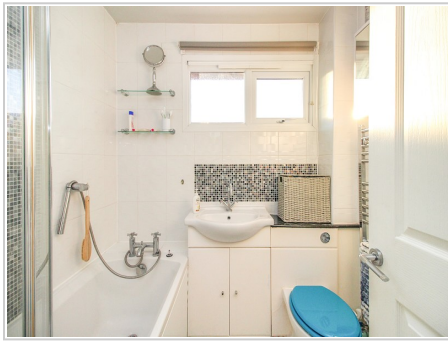
Kitchen (9' 05" x 6' 02") or (2.87m x 1.88m)

Base and eye level units comprising a stainless steel sink with draining board and mixer tap, oven with hob and extractor hood over, space for white goods, part tiled walls, window, cupboard housing boiler.



Bedroom (10' 08" x 10' 00") or (3.25m x 3.05m)

Window, radiator, fitted wardrobe.



Bathroom

Comprising an enclosed bath tub, low flush WC, vanity wash hand basin, heated towel rail, tiled walls, window.



Communal Outdoor Drying Area

Lease Information

We are advised by the current owners of the below.

Lease Remaining Term: 85 Years

Annual Ground Rent: £10

Annual Service Charge: £858.58 (includes buildings insurance)

Communal Parking

Ample Communal Parking available.

Services

Mains electricity, mains water, mains gas, mains drainage

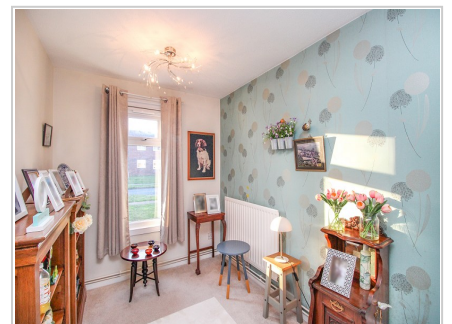
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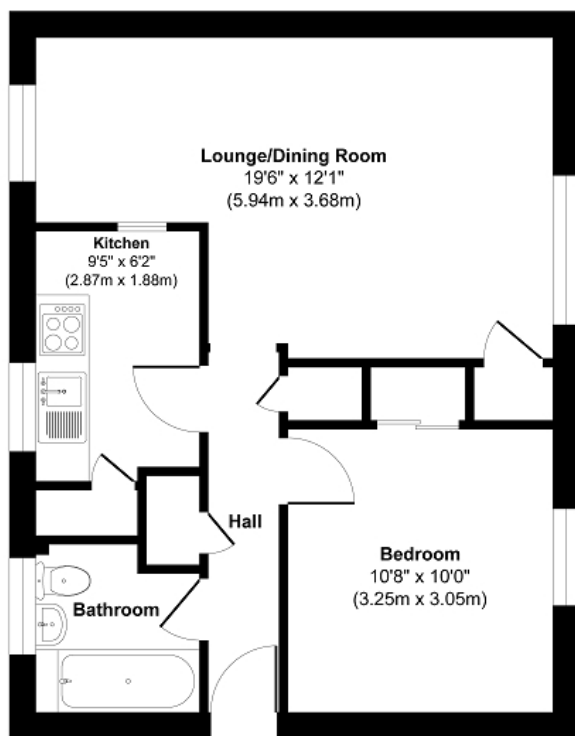
Tenure

We are informed that the tenure is Leasehold

Council Tax

Band B





Ground Floor

Approx. Gross Internal Floor Area 495 sq. ft / 45.98 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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.