



**Helicon House**  
 ← Flats 15 - 22    Flats 1 - 6    →  
 ← Flats 23 - 34    Flats 7 - 14    →  
 ← Flats 35 - 40    →  
 ← Flats 41 - 44    →

**Guide Price £210,000 - £220,000**

**T: 01293 531721**

**Oak Road, Southgate, Crawley, RH11**

 2  
  1  
  1  
  Y  
  Y  
  0.4 Miles



**GUIDE PRICE £210,000 - £220,000. LOCATED JUST 0.4 MILES FROM CRAWLEY TRAIN STATION IS THIS SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT. IF YOU ARE LOOKING FOR A CONVENIENT LOCATION THIS APARTMENT IS A MUST VIEW. OFFERED WITH NO ONWARD CHAIN, THE PROPERTY SUITS FIRST TIME BUYERS OR THOSE LOOKING TO INVEST.**

A pathway leads to the communal entrance and communal hallway. Entry to the building by way of secure key fob. Once inside the property is located on the ground floor. On entering the apartment, you walk into a generous entrance hall which provides access to all rooms. Within the entrance hall there are two built in storage cupboards taking care of your storage needs. Immediately in front of you, a door leads nicely through to the spacious lounge/diner. The lounge/diner provides a great space to relax with ample space provided for free standing sofas, additional lounge furniture and a dining table and chairs. The window provides a view to the rear of the block overlooking the communal gardens and parking area. The kitchen is fitted with a generous range of base and eye level units with work surface surround. There is space for an under counter fridge, freezer, washing machine and electric cooker. The window again enjoys views to the rear of the block.

The master bedroom can comfortably hold a king size bed with space provided for free standing bedroom furniture. Bedroom two is good sized room which can comfortably cater for single/small double bed with space provided for free standing bedroom furniture.

The refitted bathroom comprises of a three piece white suite including low level w/c, wash hand basin and bath with shower over the top. There is a window which lets in plenty of light, with the addition of an extractor fan giving plenty of ventilation. To the outside there are communal gardens, residents parking area with two parking permits and two visitor permit for this property.

The apartment comes double glazed, fitted with gas central heating and is offered chain free.

EPC Rating TBC



# Room Details

## Ground Floor

Communal Hallway

Entrance Hall

Lounge/Diner 19'1" x 10'9" (5.82m x 3.28m)

Kitchen 11'2" x 6'9" (3.40m x 2.06m)

Bedroom One 15'9" x 9'9" (4.80m x 2.97m)

Bedroom Two 9'0" x 7'9" (2.74m x 2.36m)

Bathroom

## Outside

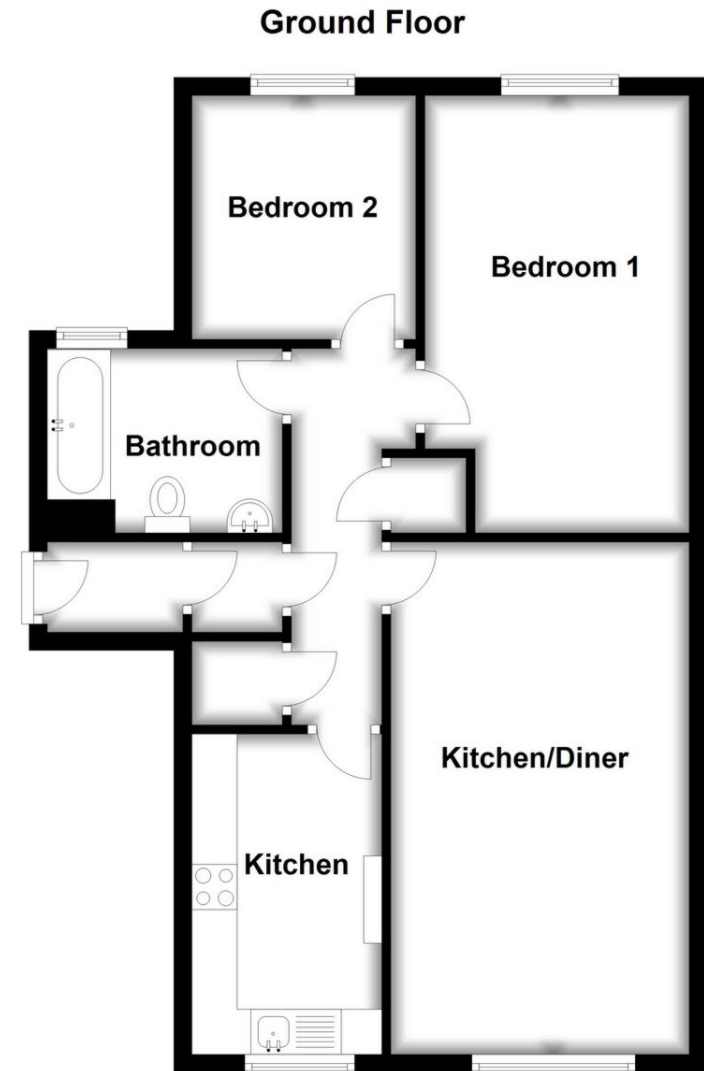
Residents Parking

Communal Grounds

Ground Rent £10 p/a

Service Charge £132 pcm

Lease Length 135yrs From 1983 = 94yrs



These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

