



Foundry House West Green Drive, Crawley, West Sussex RH11 7NY
£1,125 Per month

& LINES
James

Foundry House West Green Drive

- TOP FLOOR APARTMENT
- GREAT LOCATION
- EPC RATING B
- TWO BEDROOM
- UNFURNISHED
- COUNCIL TAX BAND C
- LIFT ACCESS
- ALLOCATED PARKING
- AVAILABLE JUNE

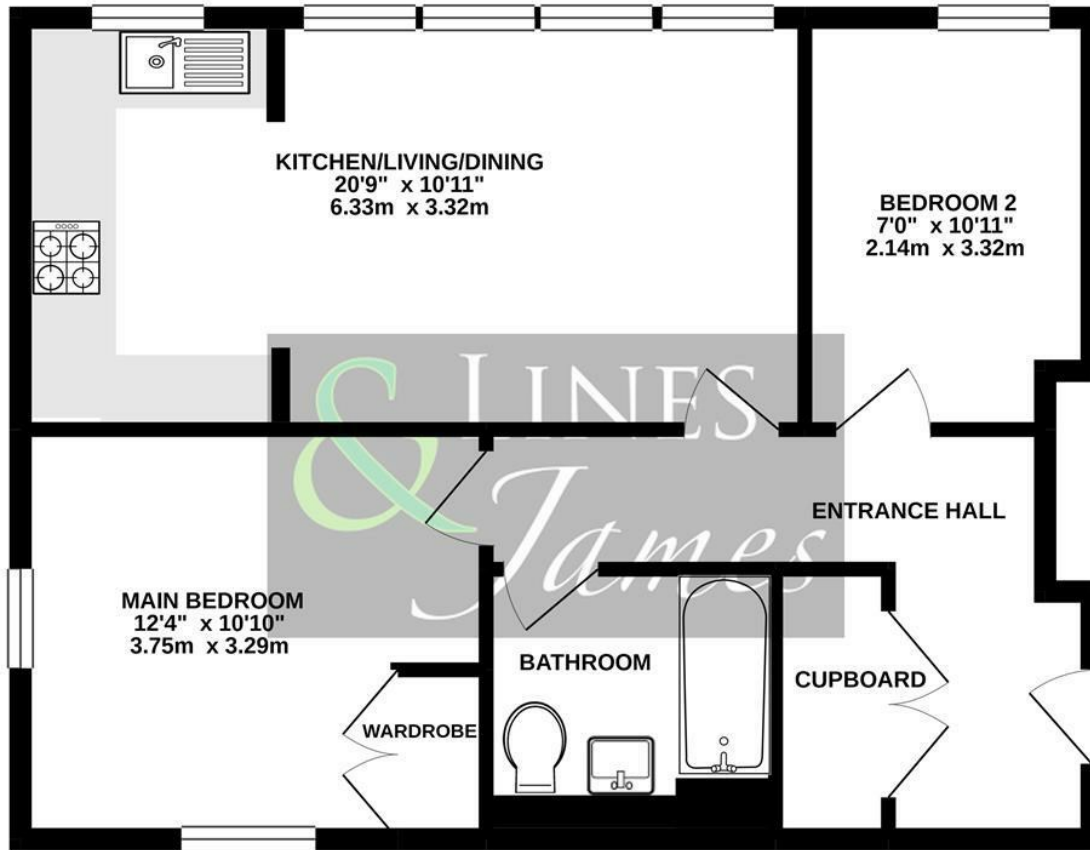
A superbly presented top floor apartment situated in a popular location close to the town centre and train station.

Lines & James are thrilled to bring this light and airy top floor modern apartment to the market. The property is presented in excellent order with accommodation comprising: L-shaped entrance hall with double cupboard housing the washer/dryer and providing storage, lounge/diner room featuring picture window allowing plenty of natural light with stylish open plan kitchen with appliances including a Dishwasher, dual aspect master bedroom with built in wardrobe, further single bedroom and fully tiled bathroom with shower over bath.

The property benefits from gas fired central heating with some rooms having underfloor heating, double glazing throughout and allocated parking for one car.



GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(12 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	83	England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 612 sq.ft. (56.9 sq.m.) approx.
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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