



HOMES **HP** PARTNERSHIP

Dalewood Gardens

Northgate, Crawley, RH10 8XP

- Ground floor studio apartment
- Modern central heating boiler
- Ideal first time or investment purchase
- Communal parking and gardens
- No onward chain
- EPC rating D

£135,000



Homes Partnership is pleased to offer for sale this ground floor studio apartment situated in the popular residential location of Northgate. The property comprises a lounge area with a dividing stud wall for a bedroom, fitted kitchen and a bathroom with electric shower. Other benefits include a modern central heating boiler, double glazing and communal gardens and parking. This would be an ideal first time or investment purchase and we would advise an early viewing.

PORCH Communal front door opening into foyer with a further communal door leading down an open hallway to each properties front door. Personal front door opening to:

ENTRANCE HALL Wooden front door opening in to entrance hall. Laminate flooring. Two storage cupboards, one with clothes rail, the other housing the original disconnected gas boiler. Doors leading to bathroom and:

LOUNGE AREA 11' 08" (9' 06" minimum) x 11' 08" (5' 09" Minimum) (3.56m x 3.56m) approximate. Double glazed window looking out onto the rear communal garden. Single glazed wooden patio door leading out onto communal garden. Telephone, television. Sky and Virgin Media connection points. Coved and textured ceilings. Laminate flooring. Radiator. Archway to bedroom area and door to:

KITCHEN 8' 02" x 6' 09" (2.49m x 2.06m) Fitted with a range of wall and base units in a light wood finish incorporating a single bowl, single drainer stainless steel sink with mixer taps. Vinyl wood effect flooring. Space for fridge / freezer, washing machine and free standing cooker. Double glazed window looking out to the front of the property.

BEDROOM AREA 9' 07" x 6' 06" (2.92m x 1.98m) approximate. Lounge area has a stud wall to provide a separate bedroom area. Textured ceiling with coving. Radiator.

BATHROOM Fitted with a white suite comprising a panelled bath with wall mounted electric shower, wall mounted wash hand basin and a low level WC. Part tiled and vinyl flooring finished in a wood effect. Airing cupboard housing new electric boiler for the heating and a hot water tank. Double glazed opaque window looking out to the front of the property.

OUTSIDE

COMMUNAL GARDENS Communal managed gardens laid to grass with patio areas to each of the ground floor flats.

COMMUNAL PARKING Parking is available at the property on a first come first serve basis.

USEFUL INFORMATION

MAINS SERVICES Electric / Water / Drainage

MEDIA AVAILABLE Virgin / Sky / Telephone / Terrestrial

INFORMATION FOR INVESTORS

Anticipated rental value: £650
Anticipated gross yield: 5.78%

TRAVELLING TIME TO STATIONS

Three Bridges By car 7 mins On foot 20 mins
Crawley By car 5 mins On foot 29 mins
(source google maps)

AREA INFORMATION Located within the neighbourhood of

Northgate adjacent to Crawley town centre with its comprehensive range of shopping facilities. The neighbourhood benefits from schooling, parade of shops together with public house and church. There is easy access to Tesco superstore, the A23, Manor Royal and Gatwick Airport. Access to junction 10 of the M23 is straightforward.

GREAT FOR.....

First time buyers / Investors

LEASE DETAILS

Maintenance Charge per annum £314.13 for 6 months from 01/04/16

Ground rent per annum £10.00

Length of lease: 125 years from 03.03.03

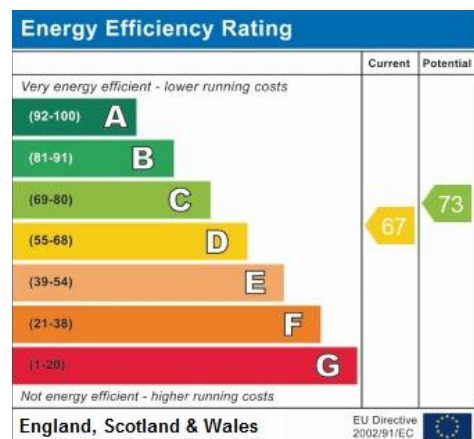
TENURE

Leasehold

COUNCIL TAX BAND

A £1,031

NB: The banding of a dwelling which has had improvements which increase its value cannot be re banded until it is next sold. If you are considering buying a property which has been extended since 1993, you should be aware that the council tax band can be increased after the sale has taken place.



www.homes-partnership.co.uk

IN ACCORDANCE WITH THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 WE DRAW YOUR ATTENTION TO: A wide angled lens is used in all photography in order to show as much of each room as possible, as a result some of the rooms may appear distorted in appearance. All measurements are approximate and rounded, and should not be relied upon; tolerance +/- 3". In accordance with our obligations every effort will be made to enquire about planning consents or building regulation approval (if applicable). Please note that burglar alarm systems, telephone, TV and power points will not be tested nor will plumbing, central heating systems, fires/fireplaces, wiring, services, appliances or white goods. The structure of the property will not be investigated in any way nor will any check on the boundaries, tenure or title be made (beyond our obligations). If there is anything in these particulars of particular importance to you please contact us and we will check the information for you. We recommend that purchasers also make their own enquiries.