



The Boulevard Crawley RH10 1XP

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)



**JAMES DEANE**  
ESTATE AGENTS

Situated in the heart of Crawley Town Centre, this one-bedroom first-floor apartment offers convenient and affordable living within easy reach of local amenities, transport links and major employers.

The property comprises a bright open-plan kitchen/living area, a double bedroom and a modern bathroom with shower over bath. The apartment benefits from large windows allowing plenty of natural light throughout and is ideally suited to a single professional or couple seeking a central location.



The Boulevard is perfectly positioned for those wanting everything on their doorstep, with a wide range of shops, restaurants, cafés and leisure facilities just moments away. Crawley Railway Station is within walking distance, providing excellent connections to London, Gatwick Airport and the South Coast.

Available now, this property offers excellent value for tenants looking for a well-located home in the centre of Crawley.

\*Please note, there is no parking with this apartment.

Five-week security deposit: £1,355.76

EPC Rating: C

Council Tax band: B - Crawley

Household income: £35,250 pa

Parking arrangements: No parking

Furnishings: Furnished.

**£1,175 Per Calendar Month**

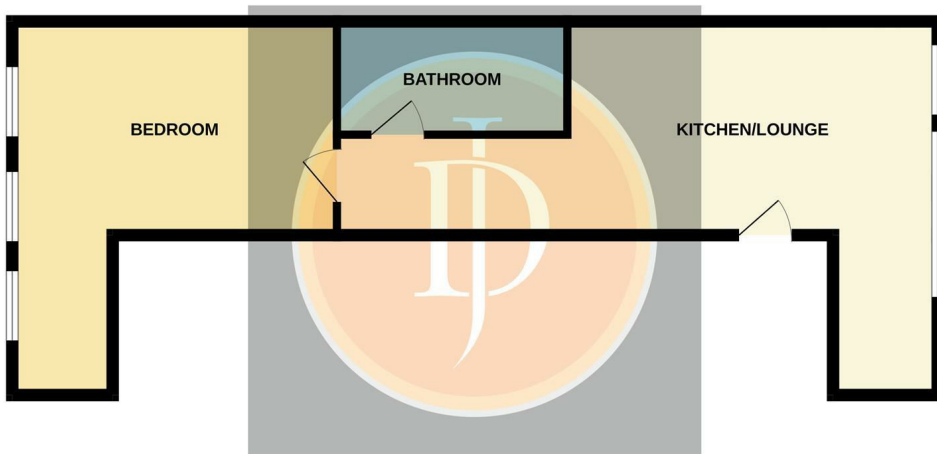


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£1,175 Per Calendar Month

## Floor plan

FIRST FLOOR



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

### Key information

**Viewing:** Strictly By Appointment

### Fees

Please see below for fees relating to this property.

### Reservation Fee

To secure a property through us you will be required to pay a weeks rent as a reservation fee. This takes the property off the market and starts the referencing process.

### Move In Balance

On the day of move in you will be required to pay the remaining move in balance. This is as follows:

**First Months Rent:** £1,175 Per Calendar Month

**Security Deposit:** £1,355

Any questions please call your local branch.



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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.