



Flat 143, Howlands Court, Commonwealth Drive, Crawley, West Sussex, RH10

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JAMES DEANE

ESTATE AGENTS

This attractive purpose-built first floor apartment is ideally located within the development and is offered to the market with NO ONWARD CHAIN.

The property benefits from a long lease with 108 years remaining and is ideally suited for first time buyers but also attractive to potential investors and commuters due to its close proximity to the local mainline train stations and airport. Externally, the property benefits from a secure door entry system, bike store and residents parking.

Built in 2008, the property is in good decorative order and features double glazed windows, a gas fired district heating system, integrated storage cupboard off the hallway and private outdoor amenity space in the form of a covered balcony that enjoys views across the development and its landscaped gardens.



The accommodation consists of an entrance hall with fitted storage, master bedroom with ensuite shower room, second double bedroom, bathroom and an open plan lounge/diner with kitchen area. The contemporary kitchen area located off the lounge/diner boasts wooden cabinetry, decorative splashback tiling and integrated oven and hob, whilst the lounge/diner enjoys plenty of natural light, fitted blinds and direct access to the balcony.

Pembroke Park is an impressive development of beautifully designed and well-crafted homes. Location is always key and it is no exception here as the residents are within walking distance to Three Bridges mainline station, which provides fast services to London and the south coast, as well as Crawley town centre. The town offers a great mix of local amenities and excellent transport links with Gatwick International Airport only ten minutes away.

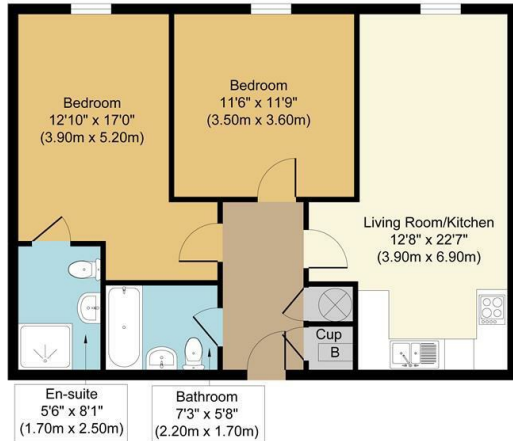
Annual Ground Rent: £250

Annual Service Charge: £3,008.64

Asking Price £215,000



Floor plan



Approximate Floor Area
698 sq. ft
(64.80 sq. m)



Commonwealth Drive, RH10

Approx. Gross Internal Floor Area 698 sq. ft / 64.80 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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 ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

TENURE: Leasehold
Council Tax Band: C

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