



The Boulevard Crawley RH10 1XP

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



**JAMES DEAN**  
ESTATE AGENTS

JamesDean bring to the market this deceitfully spacious one bedroom apartment within the beating heart of Crawley town centre.

Set above the retail units on The Boulevard this lovely flat briefly consists of: A large lounge/diner, large double bedroom, entrance hall and modern bathroom with shower over the bath.

Further benefits include high ceilings and large windows which offer lots of



natural light.

\*Please note this apartment comes with no parking.

Five-week security deposit - £1,326.92

EPC Rating - C

Council Tax band - B

Twelve-month tenancy with a six-month break clause

Household income - £34,500 pa

Parking Arrangements - NO PARKING

Furnishings - Part furnished.

**£1,150 Per Calendar Month**

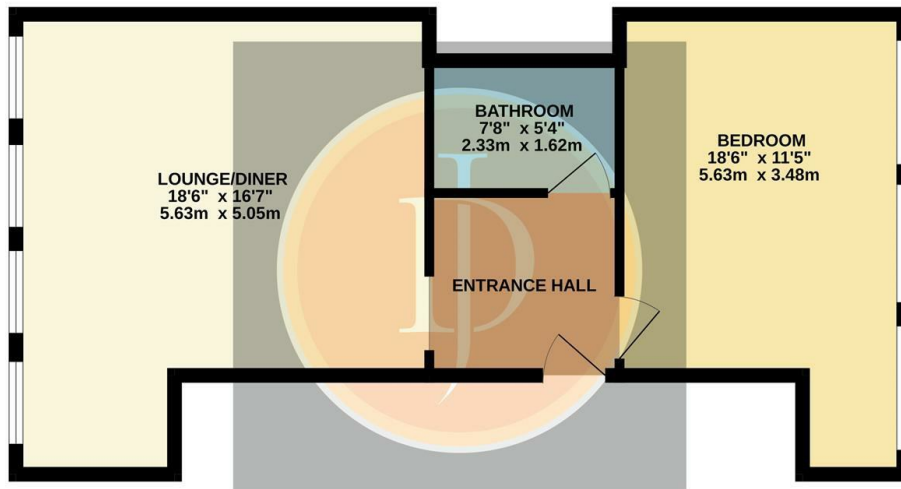


# The Boulevard Crawley RH10 1XP

£1,150 Per Calendar Month

## Floor plan

GROUND FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA: 544 sq.ft. (50.5 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	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:** £1,150 Per Calendar Month

**Security Deposit:** £1,326

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.