



42 Maunsell Park, Station Hill, Crawley, Sussex, RH10 7AZ

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**J A M E S D E A N**  
E S T A T E   A G E N T S

This purpose built ground floor studio apartment benefits from having a secure door entry system and is offered to the market with NO ONWARD CHAIN.

The property is ideally suited for first time buyers, but also attractive to potential investors and commuters due to its proximity to the local mainline train station and airport. The lease has 954 years remaining with no further provision for ground rent. An annual maintenance fee is applicable, which is circa £1,800.

The accommodation consists of an entrance hall with dual storage cupboards, a



bathroom featuring white sanitary ware as well as a separate kitchen off the main living area equipped with modern white cabinetry, tiled splash backs, chrome sockets, integrated oven and ceramic hob. The main reception area has been well maintained and features laminate flooring.

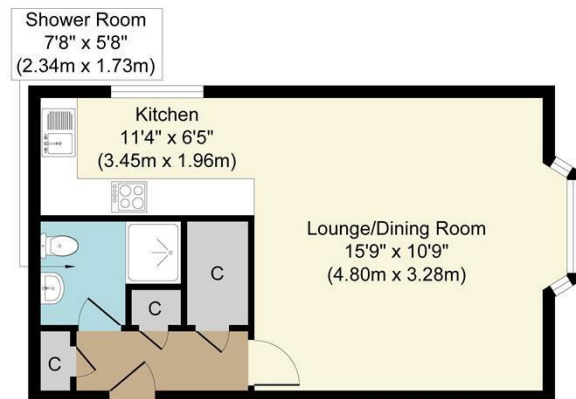
The apartment benefits from electric storage heating, a secure door entry system and allocated parking, whilst the development offers landscaped grounds.

Located in a popular residential neighbourhood, the property is a short walk from Three Bridges Station and Crawley town centre, which offers residents an excellent mix of local amenities and great transportation links. Gatwick is only 15 minutes away and Three Bridges mainline railway station provides fast services to London and the south coast.

**Asking Price £155,000**



## Floor plan



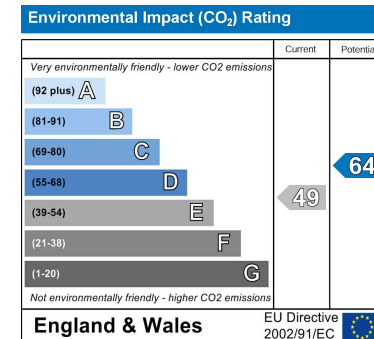
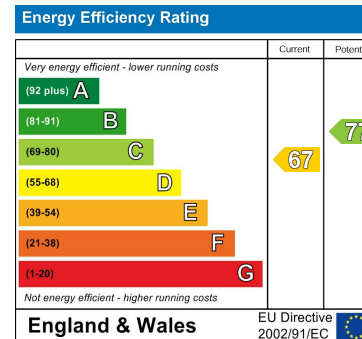
**Approximate Floor Area**  
355 sq. ft  
(33.00 sq. m)



**Station Hill, RH10**  
**Approx. Gross Internal Floor Area 355 sq. ft / 33.00 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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## Key information

**Internal Area:** 355.00 sq ft

**Tenure:** Leasehold

**Viewing:** Strictly By Appointment

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If so we can provide you with a free market appraisal.

**Do you need a mortgage?**

Our in house financial advisor would be delighted to provide you with a no obligation quotation.

**Do you need a solicitor?**

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**JAMES DEAN**  
ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE  
T: 01737 242331 F: 01737 243481  
E: [reigate@jamesdeanproperty.co.uk](mailto:reigate@jamesdeanproperty.co.uk)

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ  
T: 01293 784411 F: 01293 784422  
E: [info@jamesdeanproperty.co.uk](mailto:info@jamesdeanproperty.co.uk)

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