



# A contemporary apartment in a modern development

**Tuscany Gardens, Crawley, West Sussex, RH10**

£950 pcm plus fees apply, Unfurnished  
Available from 17.02.2022

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• Contemporary apartment • Central location • Security entry phone • Allocated parking for 1 car • Access to communal garden • Photos are representative

#### Local Information

Ideally located with access to Crawley town centre and train station with direct links to London, Gatwick airport and Manor Royal.

Located to the north-west of the town, Langley Green has a lively community and provides a parade of shops, pub, doctors and rugby club.

There is a primary school and the town centre is accessible via the 24 hour Fastway bus service.

County Oak Retail Park offers a great shopping experience with a range of stores whilst Manor Royal industrial park is also nearby.

#### About this property

Ideally located for the many amenities that Crawley has to offer, this modern apartment benefits from a contemporary layout and neutral decor throughout.

From the communal entrance the lift rises to the first floor where is apartment is situated.

The front door opens into the internal hall which leads through to the generous living room with a Juliet balcony that allows ample natural light to flood the space.

A door opens into the stylish kitchen fitted with upper and lower units, a range of appliances and a pass through window to the living room.

From the internal hallway the double bedroom is accessible which benefits from a fitted wardrobe. The bathroom boasts a fitted white suite comprising of a bathtub with shower overhead and glass screen, pedestal wash stand and W.C.

Externally the apartment benefits from access to the raised communal gardens which provided multiple seating areas and allocated parking for 1 car

#### Local Authority

Crawley Borough Council, Crawley  
Council Tax Band = B

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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