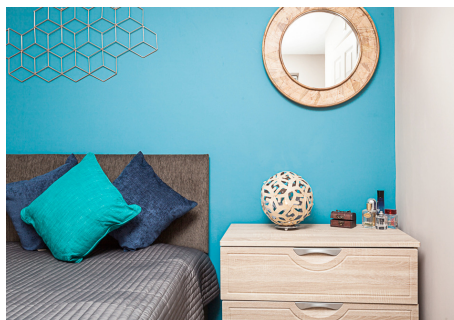


## WALNUT LANE

Walnut Lane, Crawley,  
West Sussex, RH11 7NH



**CITY ONE**  
HOMES

## PROPERTY LOCATION

Semi detached house located in the quiet leafy residential area of Langley Green in Crawley. There is shopping parade 3 min walk from the house with a News Agents, Co-op which is open until 10pm, Take away shops and Launderette etc. GPs Surgery just opposite the parade of shops. Close to Manor Royal and a 20 minute walk to a large Retail park with Cinema, Bowling and Resturants.

## TRANSPORT

There is 1 car parking spot on the drive and plenty of free parking on the road. Car space is not allocated but free to use for all residents of the house. Visitors must park on the road and not on the drive.

**BUS:** Gatwick Fastway 200, 300\* 4 and 5 just 3 minutes walk from the house. Bus stop called "Langley Parade" and takes 11 minutes to Gatwick.

**TRAIN:** Only 9 minute bus to Crawley station, which offers links to Gatwick London and Brighton.

**\*Fastway** this property benefits from this 24 hour rapid bus network in Surrey and West Sussex, linking Crawley with Gatwick Airport and Horley, the first to be constructed outside a major city.

## GARDEN

A lovely space at the back of the property and is free to use for all and includes Garden furniture of tables and chairs plus bike rack so you can sucure your bike. Garden enthusiasts are free to get stuck in otherwise a regular Gardener will be cutting the grass through the summer. Ashtray is installed for smokers as its NON SMOKING house.





## HOUSE FACILITIES

The House consists of 6 rooms, of which 2 are ensembles. The remaining 4 rooms share 1 separate toilet and 1 bathroom upstairs with toilet and basin.

It has a lovely fully equipped kitchen with seating area, breakfast bar and communal SMART TV and sofa, which opens out straight to the garden.

VIRGIN Fibre Optic High Speed FREE WI-FI throughout the house.

There are 2 Fridge Freezers - so each person has their own allocated shelf for fridge and freezer.

Kitchen units are allocated too, so everyone enjoys their own space.

There is a washing machine and tumble dryer. Tumble dryer has a coin meter installed - £1 will give you 90 min of drying time. The Washing Machine is free.

The House has a weekly cleaner who cleans all communal areas. This is already included in your rent. As well as toilet paper, washing up liquid, black bin bags.

There is a shared vacuum cleaner, iron, ironing board, mop and bucket.



Dedicated app Arthur - Manage all aspects of your tenancy on the go.

## HOUSE RULES LEAVE AS YOU'D WISH TO FIND

EAT - CLEAN - clean all plates, pots and pans after you have used them. Don't leave until next day.

Clean shower, bathroom, toilet - each time you have used it. We provide all cleaning products.

Respect each other and your neighbors.

Outside to be used but noise levels to be kept low after 9pm

Tell us if something is wrong, responsibility to notify us of maintenance.

### TENANTS TO ACT IN A TENANT LIKE MANNER THIS INCLUDES

Changing light-bulbs/batteries in smoke detectors.

Re-pressurising a combi-boiler having been given instruction on how to do so.

(Although if this is a recurrent problem, you should make sure your landlord gets a plumber in to look at it).

Unblocking your own toilets/sinks.

Mowing lawns and keeping the gardens tidy (But we do help out with this)

Generally, things that we just need to accept as part of 'everyday life'.

## ROOMS ALL ROOMS HAVE AS STANDARD (FOR SINGLE OCCUPANCY ONLY):

4ft Small Double bed - with storage / Bedside cabinet / Double Wardrobe - with full size mirror door / Chest of 4 draws / Desk / Chair / Shelf

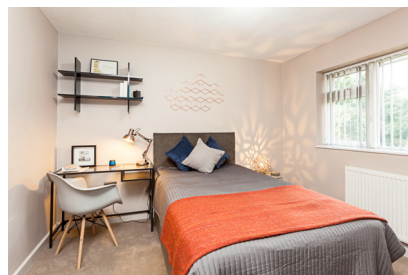


### SHARED SPACES

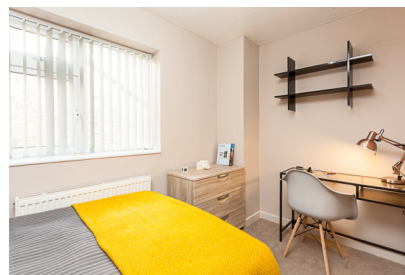
Shared between 4 people is a separate toilet and a shower room upstairs with toilet and basin with storage.



**ROOM A** Spacious double room



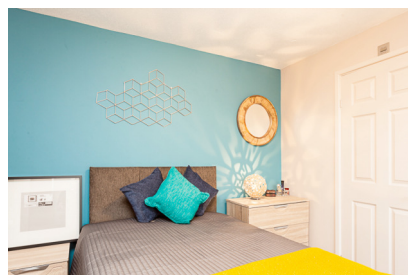
**ROOM B** Standard double room



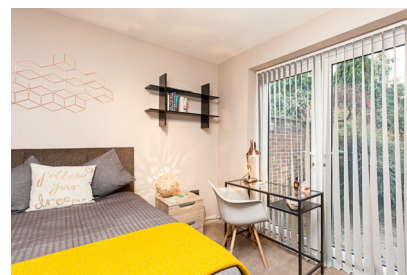
**ROOM C** Small double room



**ROOM D** Spacious double room



**ROOM E** Double room



**ROOM F** Double garden room

**Refer a Friend £25 Reward!** for successful referral we will reward you with **£25 Amazon Voucher** to say THANK YOU!