

# SPENCERS PLACE

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SPENCERS ROAD, CRAWLEY, WEST SUSSEX



A PRIVATE DEVELOPMENT OF 10 LUXURY APARTMENTS



Rear Elevation



## PERFECTLY POSITIONED CLOSE TO TOWN CENTRE

Spencers Place is a private development of 10, one and two bedroom luxury apartments situated within easy walking distance of the town centre, each with its own allocated off-street parking space.

Crawley is a vibrant town, surrounded by beautiful countryside, which offers a pleasant environment in which to live and work. It is the perfect setting for these superbly finished Cubed homes' properties.

The town centre is host to a wealth of prominent high street names, located within the County Mall shopping centre and nearby pedestrianised areas, a choice of supermarkets and a weekly market held on the historic high street.

A good selection of bars and restaurants are close by and there is plenty of entertainment to be found in the vicinity. The Hawth Theatre offers a large range and diverse programme of events set in woodland with an outside amphitheatre. Crawley Leisure Park has a 15-screen cinema, bowling, a wide choice of restaurants and a health club.

Crawley boasts many parks and green open spaces, all linked by the Crawley Millennium Greenway, a circular route around the town for walkers, runners and cyclists. These parks include Bewbush Water Gardens, Broadfield Park and Southgate Park offering a variety of activities from bowls to skate boarding. Situated nearby is Goffs Park, the oldest of Crawley's parks, with woodland walks, lake and pitch and putt. The 400 acre Tilgate Park is a short distance away and includes a par 72 golf course and nature centre.

The town is situated within the Gatwick Diamond making it economically strong with many employment opportunities, particularly with Gatwick Airport being less than 5 miles away and the Manor Royal Business District only 2 miles distant. Gatwick can be reached 24 hours a day, 7 days a week by Fastway bus services using dedicated lanes and guideways to improve journey times or by train within 8 minutes. The short walk from Spencers Place to Crawley Station provides commuting opportunities to London or the south coast whilst the M23 and national motorway network are easily accessible.

With so much to offer in close proximity, Spencers Place, Crawley is an ideal location to live, work and play.

APARTMENTS 1, 2 & 3



APARTMENT 1

LIVING ROOM/KITCHEN  
8.97m X 3.30m (29'5" X 10'10")

BEDROOM 1  
4.76m X 2.56m (15'7" X 8'5")

BEDROOM 2  
4.27m X 2.56m (14'0" X 8'5")

TOTAL FLOOR AREA:  
60.42sq.m/650sq.ft

APARTMENT 2 & 3

LIVING ROOM/KITCHEN  
7.75m X 3.31m (25'5" X 10'10")

BEDROOM 1  
4.32m X 2.66m (14'2" X 8'9")

TOTAL FLOOR AREA:  
48.55sq.m/522sq.ft

Floor plans are not to scale. All room dimensions are approximate and for general guidance only.

APARTMENTS 4, 5, 6 & 7



APARTMENT 4	APARTMENT 5 & 6	APARTMENT 7
LIVING ROOM/KITCHEN 8.14m X 3.30m (26'8" X 10'10")	LIVING ROOM/KITCHEN 7.75m X 3.31m (25'5" X 10'10")	LIVING ROOM/KITCHEN 5.48m X 4.16m (18'0" X 13'8")
BEDROOM 1 4.76m X 2.56m (15'7" X 8'5")	BEDROOM 1 4.32m X 2.66m (14'2" X 8'9")	BEDROOM 1 4.66m X 3.16m (15'3" X 10'4")
BEDROOM 2 4.27m X 2.56m (14'0" X 8'5")	TOTAL FLOOR AREA: 48.55sq.m/522sq.ft	BEDROOM 2 3.50m X 2.22m (11'6" X 7'3")
TOTAL FLOOR AREA: 58.74sq.m/632sq.ft		TOTAL FLOOR AREA: 59.55sq.m/641sq.ft

Floor plans are not to scale. All room dimensions are approximate and for general guidance only.

APARTMENTS 8, 9 & 10



APARTMENT 8

LIVING ROOM/KITCHEN  
5.76m X 5.00m (18'11" X 16'5")

BEDROOM 1  
4.38m X 4.14m (14'4" X 13'7")

BEDROOM 2  
4.46m X 2.26m (14'8" X 7'5")

TOTAL FLOOR AREA:  
60.05sq.m/646sq.ft

APARTMENT 9

LIVING ROOM/KITCHEN  
7.92m X 3.98m (26'0" X 13'1")

BEDROOM 1  
5.80m X 4.71m (19'0" X 15'5")

BEDROOM 2  
4.22m X 3.25m (13'10" X 10'8")

TOTAL FLOOR AREA:  
67.76sq.m/729sq.ft

APARTMENT 10

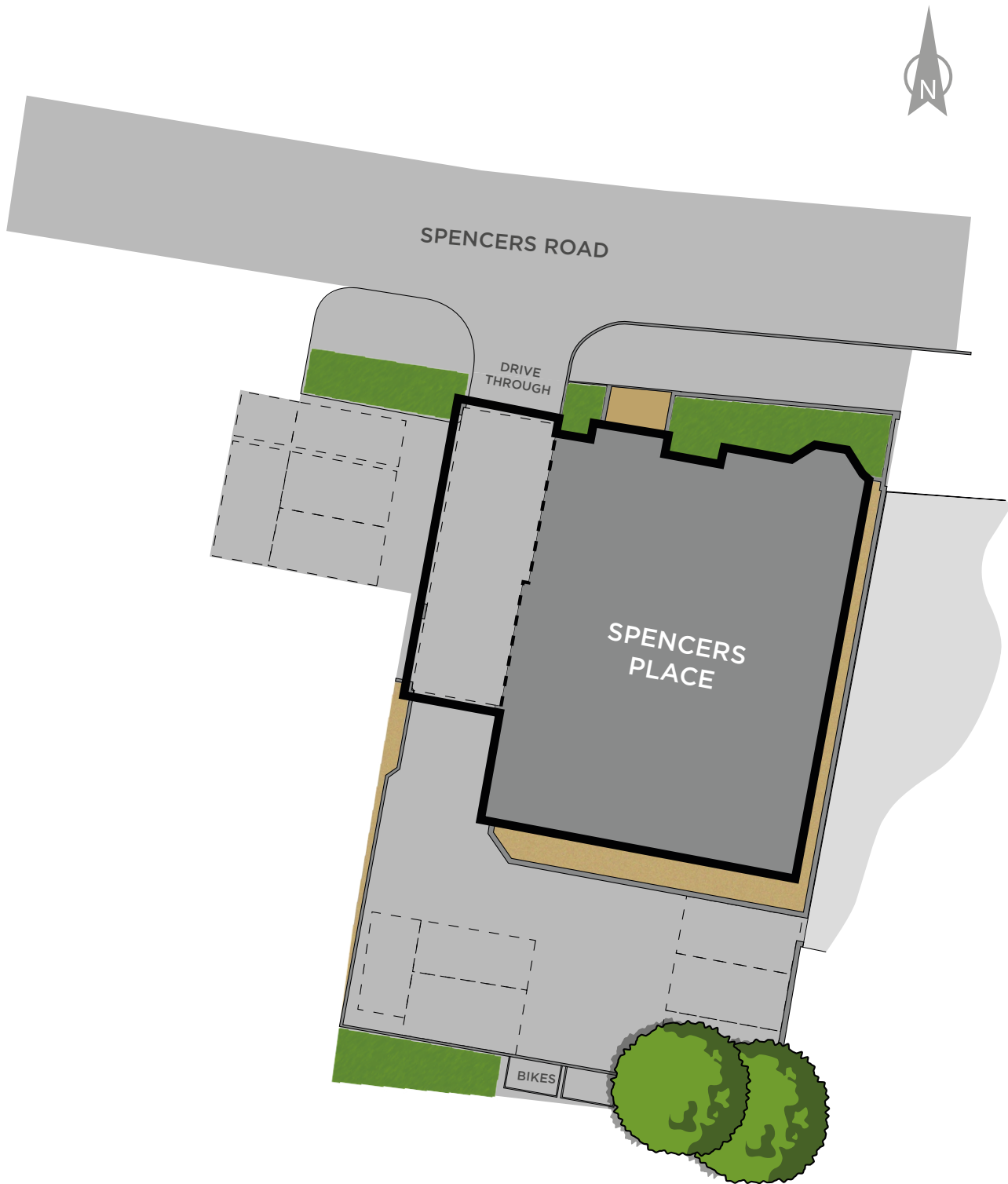
LIVING ROOM/KITCHEN  
6.14m X 5.50m (20'2" X 18'1")

BEDROOM 1  
4.38m X 3.05m (14'4" X 10'0")

TOTAL FLOOR AREA:  
49.47sq.m/532sq.ft

Floor plans are not to scale. All room dimensions are approximate and for general guidance only.

# SITE PLAN







## SPECIFICATION

**Each Cubed Homes' property is built with close attention to every detail and comes with an array of features. All properties are backed with a 10 Year Warranty by Build Zone.**

### Kitchen

- The kitchen is equipped with a range of quality wall and floor cabinets with solid quartz worktops and upstands.
- Franke stainless steel sink with Franke chrome tap.
- Bosch appliances to include induction hob, single oven, extractor hood and dishwasher.
- Porcelain floor tiles to the kitchen.

### Bathroom & en-suites

- Luxurious white suites by Twyford with contemporary chrome fittings.
- Heated chrome towel rails provided to the bathroom and en-suites.
- Mirror and shaver socket to the bathroom and en-suites.
- Ceramic wall and porcelain floor tiles to the bathroom & en-suites.

### Electrical & multimedia

- LED downlighters provided to the hall, kitchen and bathrooms and en-suites. Pendant light provided to all other rooms.
- TV/Sat and BT/Data points are provided to the living room with a provision for Sky HD (box, dish and subscription not included).

### Heating & hot water

- Energy efficient gas-fired combination boiler serving central heating system and radiators with thermostatic controls.

### Peace of mind

- Audio entry system provided to each apartment.
- All windows and external doors with multi point locking system.
- External lighting provided to all the external doors.
- Mains smoke alarm fitted to the hall.
- Mains heat detector provided to the kitchen and carbon monoxide detector provided to the living room.

### Finishing touches

- Solid front door and quality double glazed pvc-u windows and external doors.

### External features

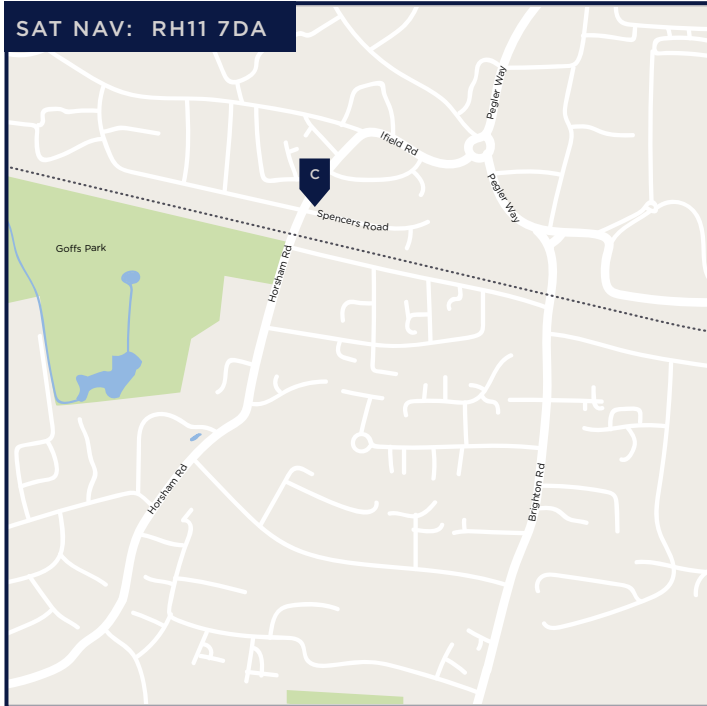
- Brick paved parking area with one parking space for each apartment.
- Cycle parking/storage provided.

### Tenure and services

- Leasehold (125 Year Lease).
- Properties connected to electricity, gas, water and mains foul drainage.

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## TRANSPORT

Crawley has extensive transport links with London, Gatwick Airport and the south coast. Crawley mainline station has regular services direct to London stations with a journey time of approximately 45 minutes. Gatwick Airport is less than 5 miles away and can be reached by train within 8 minutes or 24 hours a day, 7 days a week by Fastway bus services using dedicated lanes and guideways. The M23 and national motorway networks are easily accessible and the south coast can be reached in under 45 minutes by road.

For more information or viewings, please contact our selling agents:



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