



Hazelwick Avenue  
Crawley, West Sussex RH10 1NP

**£245,000**

## Hazelwick Avenue, Crawley, West Sussex RH10 1NP

Astons are pleased to offer this stylish modern two bedroom ground floor apartment. The property is ideally situated close to local shops and Three Bridges train station which offers services to London. The flat benefits from a spacious open plan living room with a fitted kitchen with integrated appliances and gas radiator heating, a fitted bathroom suite, two good sized bedrooms with bedroom one boasting a fitted en-suite. The property is being offered with no onward chain.

### Entrance Hall

Engineered oak flooring, phone entry system, large storage cupboard with power, door to;

### Lounge/Kitchen Dining Room

Fitted with a range of floor and eye level units, built in oven, electric hob with tiled splash back and stainless steel extractor hood, stainless steel sink with tap and drainer, built in fridge freezer, built in washing machine and dishwasher, large storage cupboard with power, double glazed windows to side and rear aspect, radiator, engineered oak flooring.

### Bedroom One

Double glazed window to rear aspect, radiator, door to;

### Ensuite

White suite comprising of w/c, basin with storage unit, shower cubicle with rainfall shower head, parted tiled walls, tiled flooring, heated towel rail.

### Bedroom Two

Double glazed window to side aspect, radiator.

### Bathroom

White suite comprising of w/c, basin with tap and storage unit, panel enclosed bath with water fall shower head and shower screen, tiled walls, tiled flooring, heated towel rail.

### Parking

Gated parking to rear.

### Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

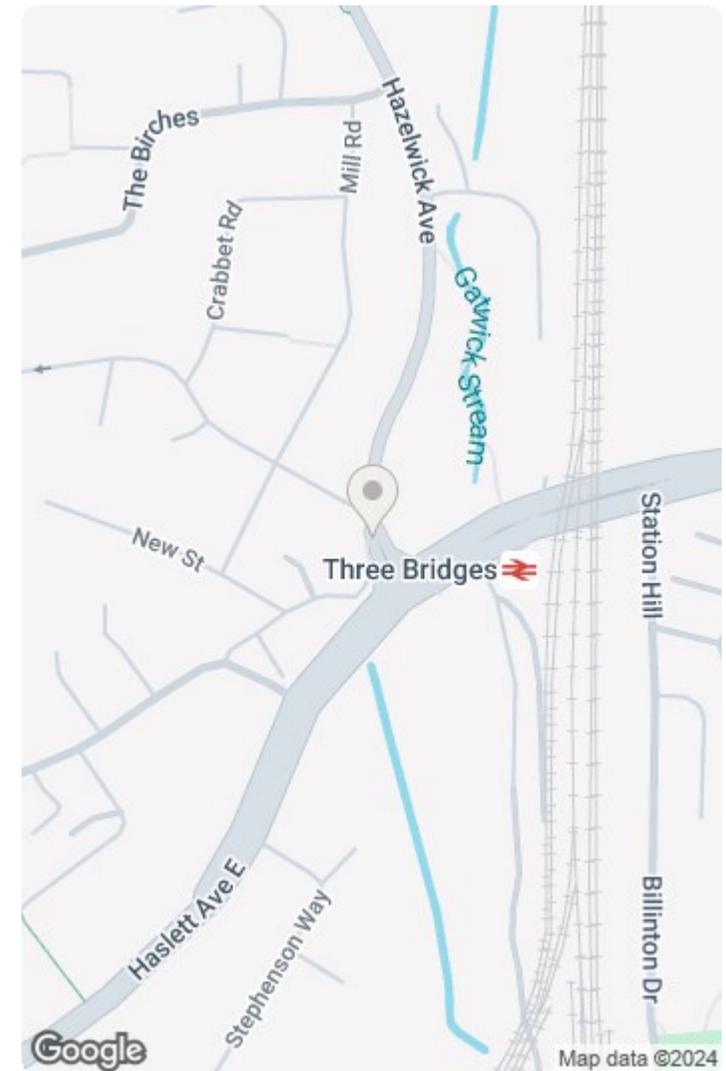
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice. Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

