



Canterbury Road  
Crawley, West Sussex RH10 5EZ

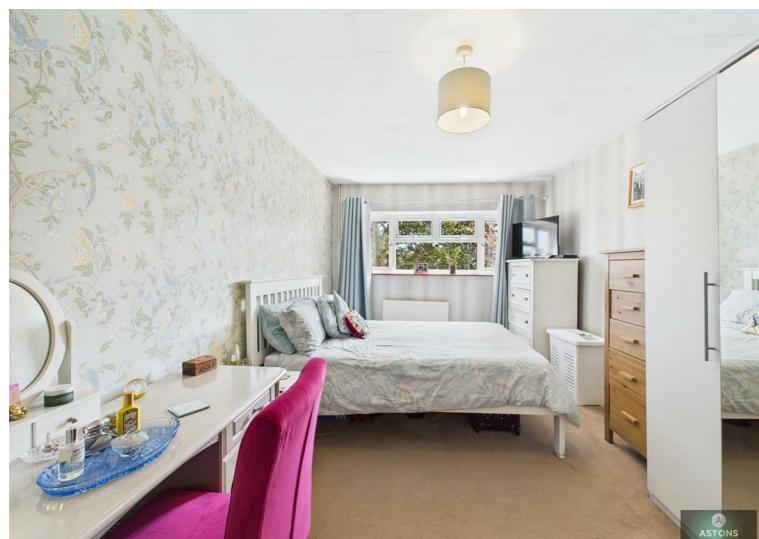
Offers In Excess Of £195,000

### Low Service Charge and Ground Rent \*\*\*

Nestled on the charming Canterbury Road in Crawley, this delightful two-bedroom apartment offers a light and airy lounge/dining room, two bedrooms that are thoughtfully designed, providing ample space. A fitted bathroom that is functional and well-maintained, catering to the needs of a small family or professionals seeking a peaceful retreat.

The location on Canterbury Road is particularly appealing, as it offers easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both community and accessibility.

This property presents a wonderful opportunity for first-time buyers or potential investors, combining a warm atmosphere with the potential for personal touches. With its charming features and prime location, this property is a must-see.



## Entrance Hall

Front door opening to entrance hall which comprises of access to airing cupboard and storage cupboard, doors to:

## Lounge/Dining Room

Light and airy room with double glazed windows to rear aspect, radiator,



## Separate W/C

Suite comprising of w/c, vinyl floor, obscure double glazed window to rear aspect.

## Bathroom

White suite comprising of wash hand basin, enclosed bathtub with shower unit, vinyl floor, part tiled walls, obscure double glazed window to rear aspect.



## Bedroom One

Inviting room with double glazed windows to front aspect, radiator, access to in-built wardrobe.



## Bedroom Two

Double glazed windows to rear aspect, radiator.



## Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, tumble dryer, fridge-freezer and cooker, sink with mixer-tap and drainer, roll top work surfaces, part tiled walls, vinyl floor, double glazed windows to front aspect.



## 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 £200 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.

## Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

