



Oakwood Court  
Crawley, RH11 9TT

**Guide Price £200,000**

# Oakwood Court, Crawley, RH11 9TT

\*\*\* Guide price £200,000-£215,000 \*\*\*

Welcome to this charming first-floor 2 bedroom flat located in the desirable Oakwood Court, Crawley. This delightful property boasts a well-designed layout, featuring one inviting reception room that serves as the perfect space for relaxation or entertaining guests. The flat comprises two spacious bedrooms, providing ample room for both rest and privacy. Additionally, the property includes two modern bathrooms, ensuring convenience for both residents and visitors alike.

Situated in a sought-after area, this flat offers a wonderful opportunity for those seeking a comfortable and stylish living space. With its prime location, residents can enjoy easy access to local amenities, transport links, and the vibrant community that Crawley has to offer. This property is perfect for first-time buyers, small families, or those looking to downsize without compromising on quality. Don't miss the chance to make this lovely flat your new home. This property is offered to the market with no onward chain.

## Entrance Hallway

Storage cupboards, phone entry system, electric radiator, doors to;

## Living Area

Double glazed windows to rear aspect, electric radiator, open to;

## Kitchen

Fitted with floor and eye level units, inset stainless steel sink with drainer and mixer tap, inset electric cooker, stainless steel electric hob with extractor hood, space and plumbing for washing machine, space and power for fridge/freezer, obscured double glazed window to rear aspect, vinyl flooring.

## Bathroom

White suite comprising of w/c, panel enclosed bath with shower attachment and glass shower screen, pedestal hand basin with tiled splash back, extractor fan, vinyl flooring.

## Bedroom One

Double glazed window to front aspect, electric radiator, door to;

## Ensuite

White suite comprising of w/c, glass shower cubicle with tiled walls, pedestal hand basin with tiled splash back, obscured double glazed window to side aspect, heated towel rail, extractor fan, vinyl flooring.

## Bedroom Two

Double glazed window to rear aspect, electric radiator.

## Parking

There is two allocated parking space located in the parking area to the rear of the building.

## 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.

## Disclaimer

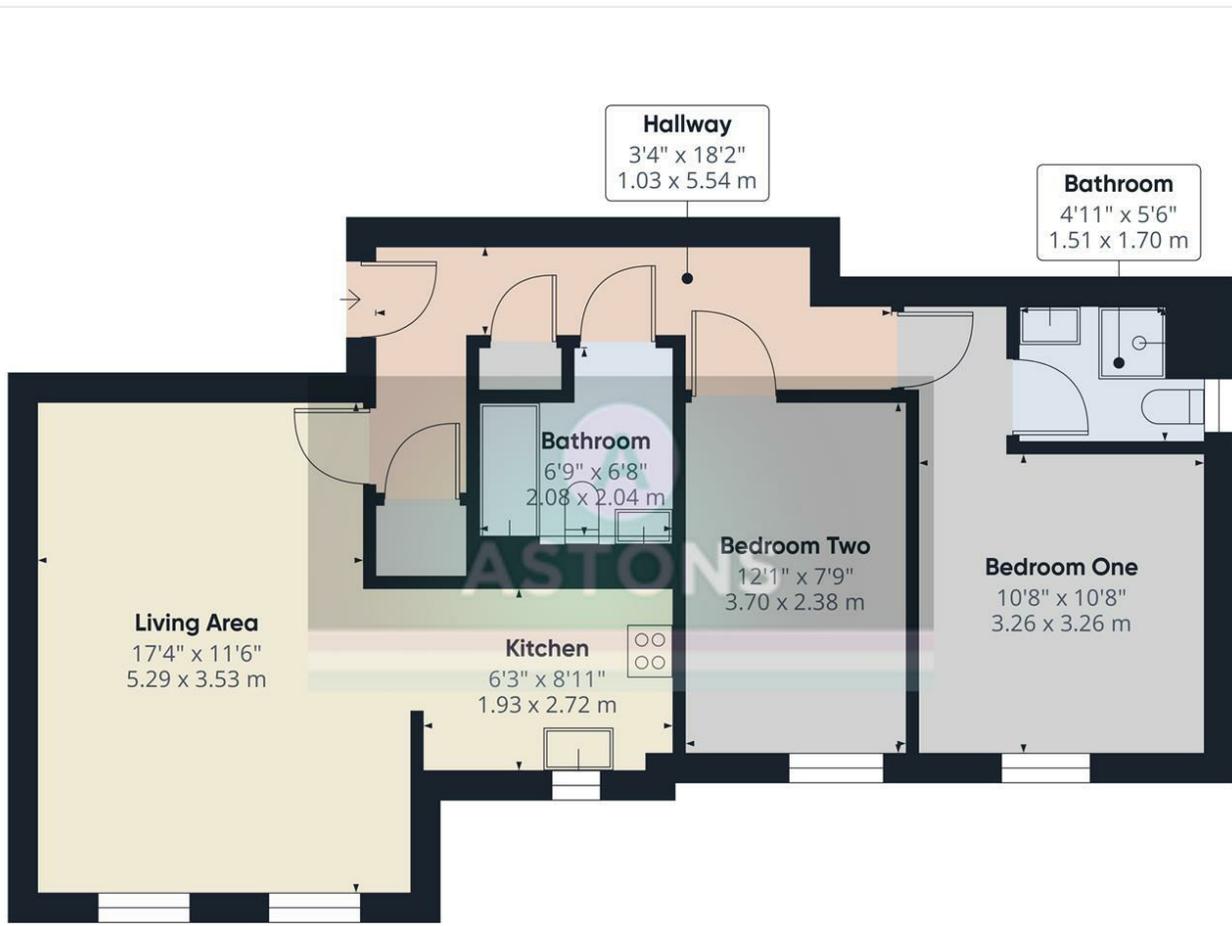
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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



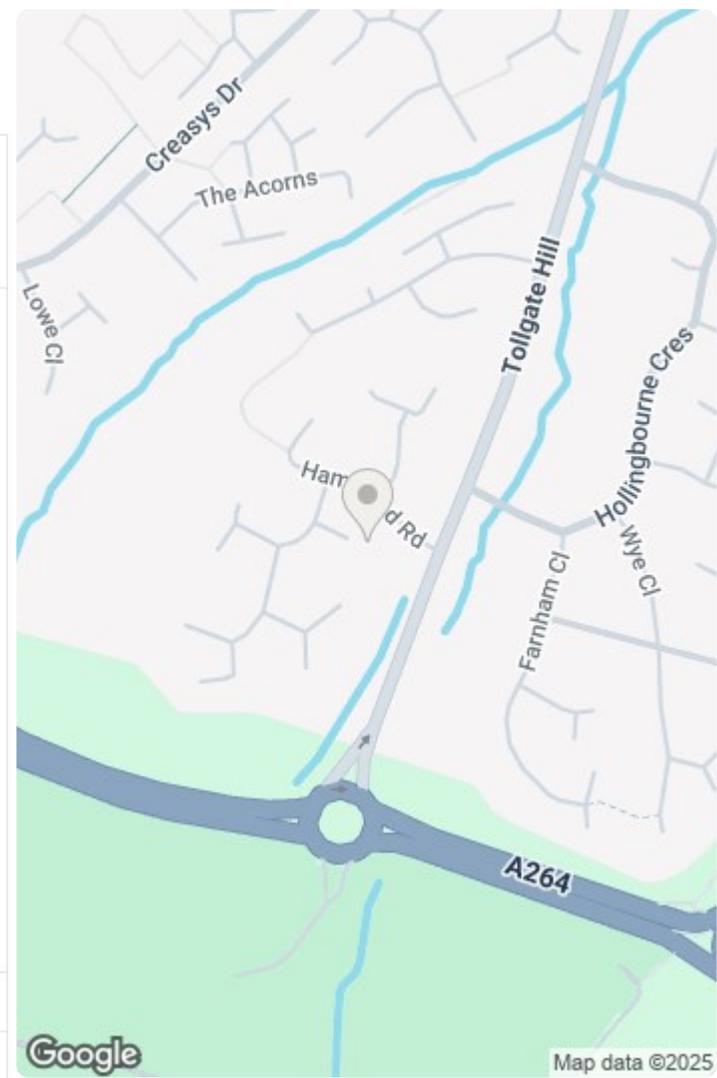


Approximate total area<sup>m</sup>  
681 ft<sup>2</sup>  
63.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	

