



Hollin Court
CRAWLEY, West Sussex RH10 8TT

£160,000

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Astons are pleased to offer to the market this top floor one bedroom flat. The property is centrally located on the edge of the Manor Royal industrial estate, between Crawley town centre and Gatwick airport, making it ideal for commuters or investment buyers. The property has a separate fitted kitchen with built in oven and hob, and a white bathroom suite. There is a good sized parking area to the rear of the building. The property is being offered to the market with no onward chain.

Living/Dining Room

Double glazed window to the front, storage heater, coving, cupboard, doors to:

Kitchen

Range of base and eye level units with work surfaces over and tiled splashbacks, inset stainless steel sink with a mixer tap and drainer, built in oven with hob over and extractor hood above, space for a washing machine and fridge/freezer, double glazed window, coving.

Bedroom

Double glazed bay window to the front, built in wardrobe, coving, storage heater, door to:

Bathroom

Suite comprising a panel enclosed bath with an electric shower over, pedestal hand basin, wc, part tiled walls, obscured double glazed window. coving.

Parking

There is a car park 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.

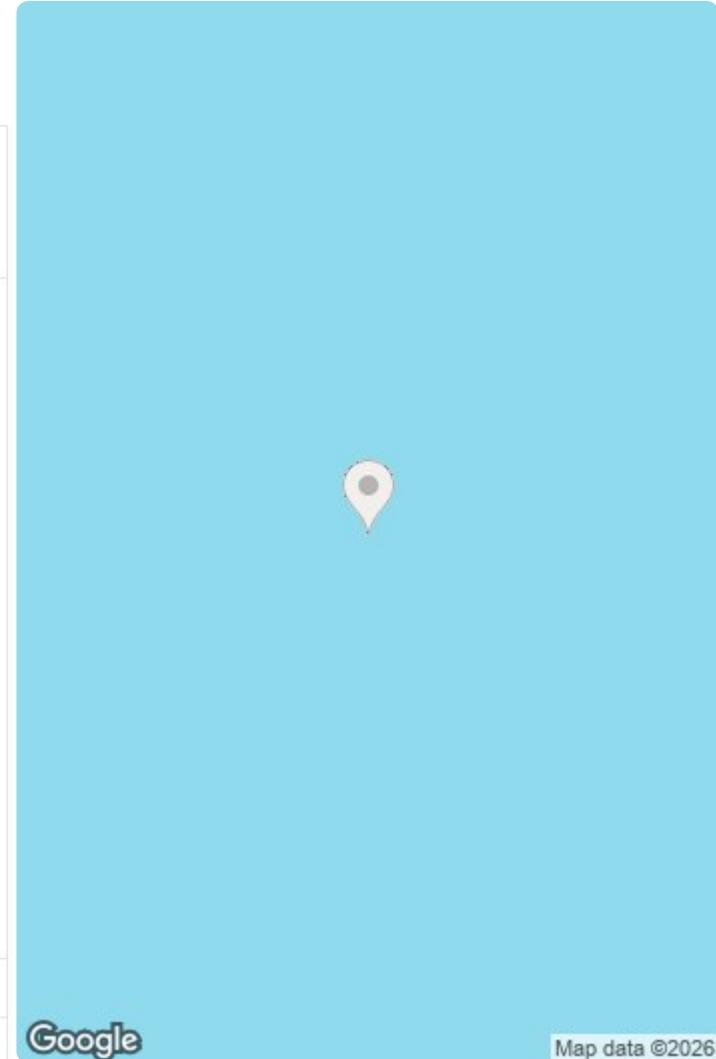
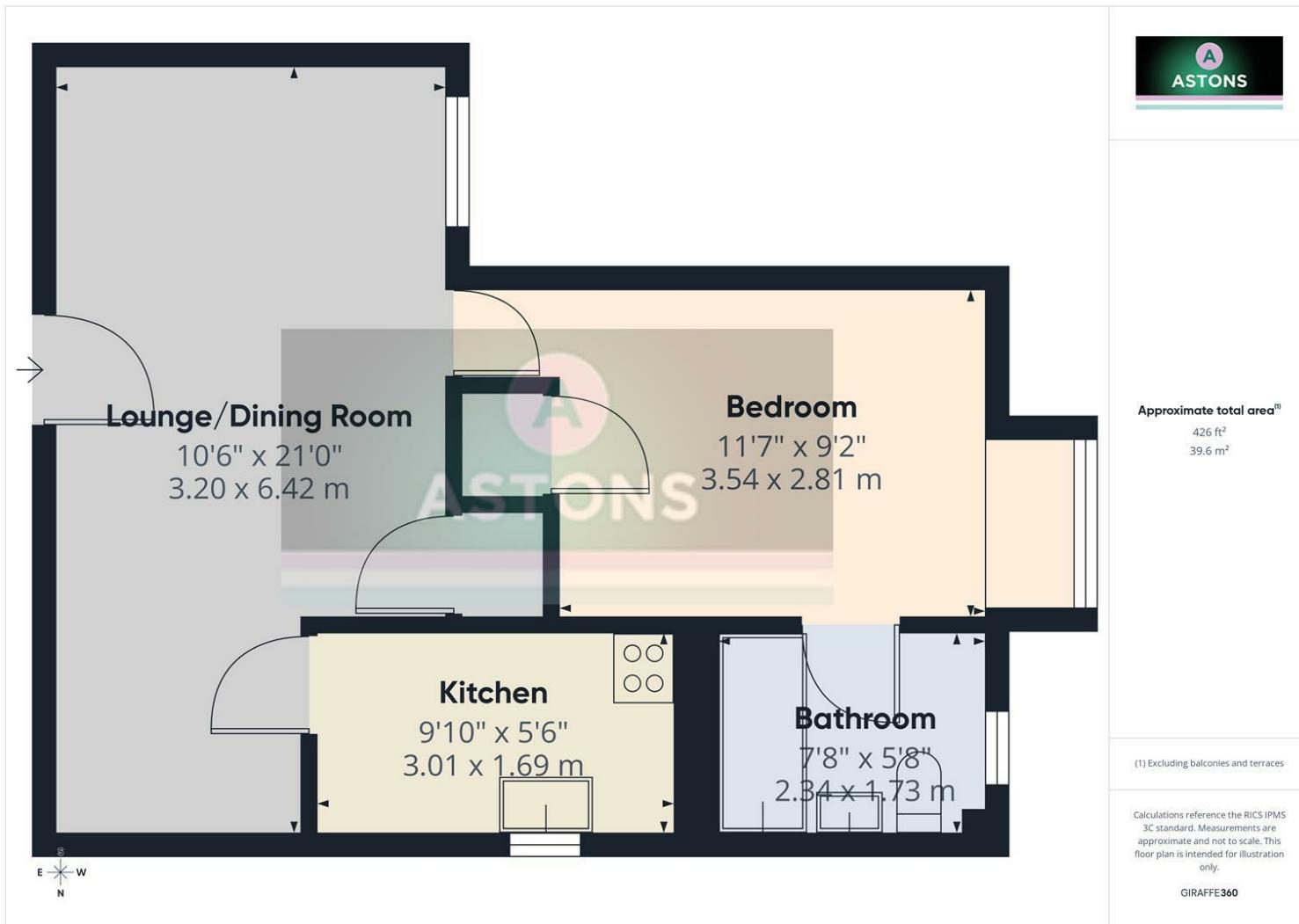
Disclaimer

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales		EU Directive 2002/91/EC	

