



London Road
Crawley, West Sussex RH10 9BH

£195,000

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Astons are delighted to market this two bedroom apartment, situated along the London Road in Crawley. Conveniently positioned, with access to manor royal and transport links to the town center and Gatwick airport. Inside this property features a light and airy lounge/dining room, a fitted kitchen, a fitted bathroom and two good sized bedrooms with bedroom one boasting a fitted en-suite. Additional benefits of this flat include gas central heating and an underground allocated parking space. This property is offered to market with no onward chain.

Entrance Hall

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

Lounge/Dining Room

With double glazed windows to front aspect, radiator, door to bedroom two and opening to:

Kitchen

Fitted with a range of units at base and eye level, space and power for fridge-freezer, integrated cooker with electric hob, stainless steel extractor, stainless steel sink with mixer-tap and drainer, roll top work surfaces, part tiled walls, tiled floor.

Bedroom One

With double glazed window to front aspect, radiator, access to in-built cupboard, door to:

En-Suite

Fitted white three piece suite comprising of w/c, wash hand basin with mixer-tap and pedestal, walk in shower with shower unit, heated towel rail, part tiled walls, tiled floor, extractor fan.

Bedroom Two

Double glazed window to front aspect, radiator.

Bathroom

Fitted white three piece suite comprising of w/c, wash hand basin with mixer-tap and pedestal, panel enclosed bathtub with mixer-tap and shower unit, heated

towel rail, part tiled walls, tiled floor, access to airing cupboard which boasts space, power and plumbing for washing machine.

Underground Allocated Parking

This property comes with one underground allocated parking space.

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

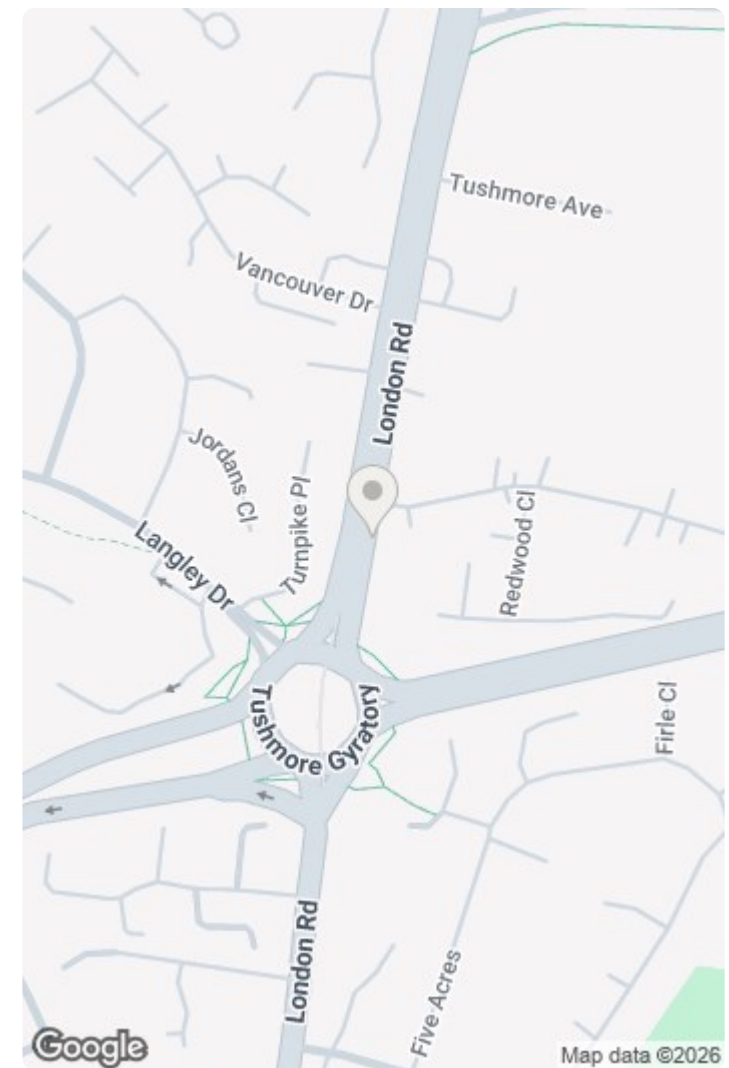
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.

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.





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

