



Rosemead Gardens  
Southgate, RH10 6TY

**Guide Price £240,000**



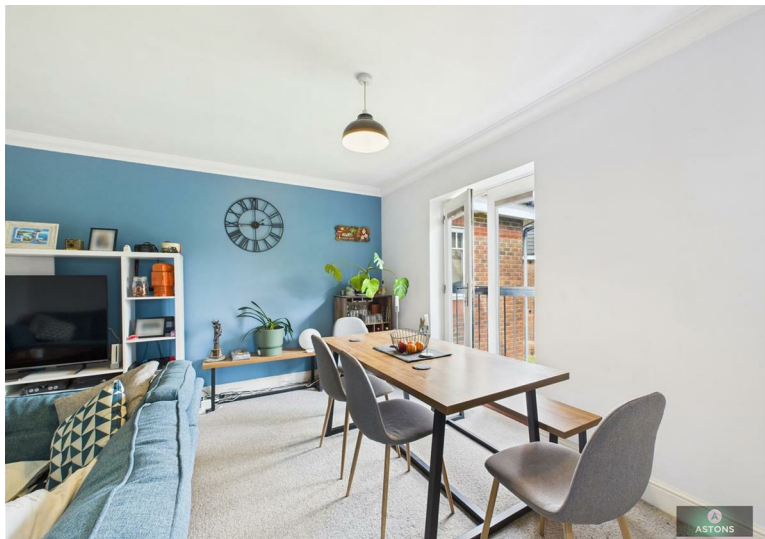
\*\*\* Guide price £240,000- £250,000 \*\*\*

Astons are delighted to offer this well presented first floor two bedroom apartment to the market. The property is ideally situated within a short walk of Crawley train station and town centre and benefits from a spacious living/dining room, main bedroom with a balcony over looking the gardens and an en-suite shower room and a second double bedroom and main bathroom.

A further major benefit of this property is that it has a share of the freehold. This means that the residents run the building and have control over the costs and expenditure and furthermore there is no ground rent to pay.

Additionally, the flat includes parking for one vehicle, a valuable asset in this sought-after location. Residents will appreciate the ease of access to local amenities, including shops, parks, and excellent transport links, making commuting and daily errands a breeze.

This flat in Rosemead Gardens is not just a place to live; it is a home that offers a lifestyle of convenience and comfort. Whether you are looking to settle down or invest, this property presents a wonderful opportunity in a desirable neighbourhood.



### Hallway

Personal front door, coving, access to the loft space, radiator, doors to:

### Lounge/Dining Room

Double glazed French casement doors to the Juliet balcony, coving, radiator, open through 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 stainless steel oven with hob over and a stainless steel extractor fan above, integrated fridge/freezer and washing machine, double glazed window, tiled floor, unit housing the gas fired boiler.

### Bedroom One

Double glazed French casement doors to the balcony with wooden railings and space for a bistro table and chairs, double glazed window, radiator, built in wardrobe, coving, door to:

### En-Suite Shower Room

White suite comprising a shower cubicle with a mixer shower unit, pedestal hand basin with a mixer tap, wc, part tiled walls, heated towel rail, tiled floor, coving, recessed down lighters, coving, obscure double glazed window.

### Bedroom Two

Double glazed window, radiator, coving, built in wardrobe.



### Bathroom

Suite comprising a panel enclosed bath with a mixer tap and shower attachment over, pedestal hand basin with a mixer tap, wc, double glazed obscure window, heated towel rail, part tiled walls, tiled floor, coving, extractor fan.

### Communal Gardens

The property is surrounded by well maintained communal gardens which are lawned with plant and shrub borders and are fence enclosed.



### Allocated Parking

There is a parking area to the front of the building where there is an allocated space for one car.

### 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>(1)</sup>

591 ft<sup>2</sup>

54.9 m<sup>2</sup>

Balconies and terraces

28 ft<sup>2</sup>

2.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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