



**Trafalgar Gardens  
Crawley, West Sussex RH10 7SR**

**£85,000**

\*\*\*An opportunity to purchase a 50% share\*\*\*

Astons are delighted to market this stylish one bedroom, first floor apartment, situated within the popular Trafalgar Gardens development, superbly located within a stones throw of Three Bridges mainline train station. Inside this classy apartment features a light and airy lounge/dining room, a fitted kitchen, a refitted shower-room and an excellent sized bedroom. Additional benefits of this property include double glazed windows and an allocated parking space.

## Hallway

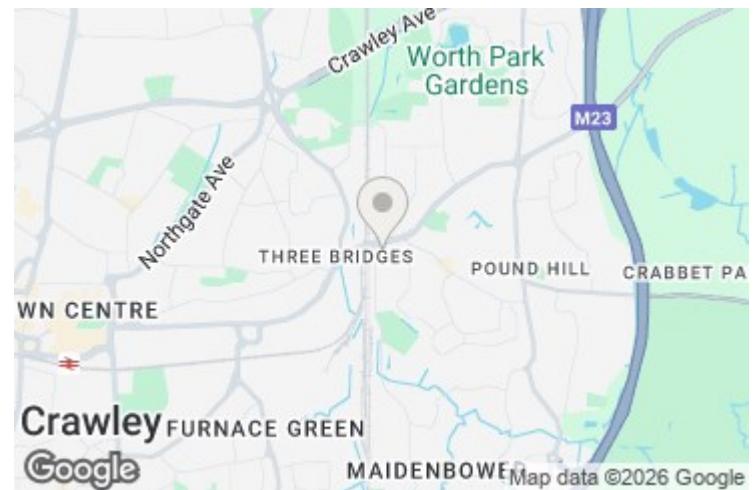
Front door opening to hallway which features access to storage cupboard, electric panel heater, doors to:

## Lounge/Dining Room

Lovely airy open space, featuring double glazed window to front aspect, double glazed patio door with 'Juliette' balcony, electric panel heaters, opening to:

## Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine and fridge freezer, integrated cooker with electric hob and stainless steel extractor hood, stainless steel sink with mixer-tap and drainer, part tiled walls, wood effect laminate flooring, double glazed window to side aspect.



## Bedroom

With access to in-built wardrobe, electric panel heater, double glazed window to front aspect.

## Shower-Room

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

## 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.

**Kitchen / Living Area**

 14'10" x 18'6"  
 4.52 x 5.65 m

**Bedroom**

 10'7" x 9'5"  
 3.24 x 2.88 m

**Bathroom**

 8'3" x 4'6"  
 2.53 x 1.38 m

**Hallway**

 13'3" x 3'2"  
 4.04 x 0.98 m

 Approximate total area<sup>(1)</sup>

 466 ft<sup>2</sup>  
 43.3 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.

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