



Holtye Walk  
Crawley, West Sussex RH10 6QP

£165,000

# Holtye Walk, Crawley, West Sussex RH10 6QP

Astons are delighted to market this ground floor two bedroom apartment, located within the ever popular residential area of Furnace Green. Inside this property features a light and airy lounge/dining room, two excellent sized bedrooms, a fitted bathroom and fitted kitchen. Additional benefits of this apartment include gas central heating and double glazing, this property is offered to market with no onward chain.

## Entrance Hall

Front door opening to entrance hall which features wood effect laminate flooring, radiator, access to airing cupboard, access to storage cupboard which features space, power and plumbing for washing machine, doors to:

## Lounge/Dining Room

Dual aspect double glazed windows to front and rear aspect, radiator, wood effect laminate flooring.

## Kitchen

Fitted with a range of units at base and eye level, space power and plumbing for cooker and fridge-freezer, stainless steel sink with mixer-tap and drainer, wall mounted gas fire boiler, vinyl floor, access to larder, double glazed windows to rear aspect.

## Bedroom One

Double glazed windows to front aspect, radiator, access to in-built wardrobe.

## Bedroom Two

Double glazed windows to front aspect, radiator.

## Bathroom

Fitted three piece suite comprising of w/c, wash hand basin, enclosed bathtub with shower unit, radiator, obscure double glazed window to rear aspect, tiled walls.

## 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.

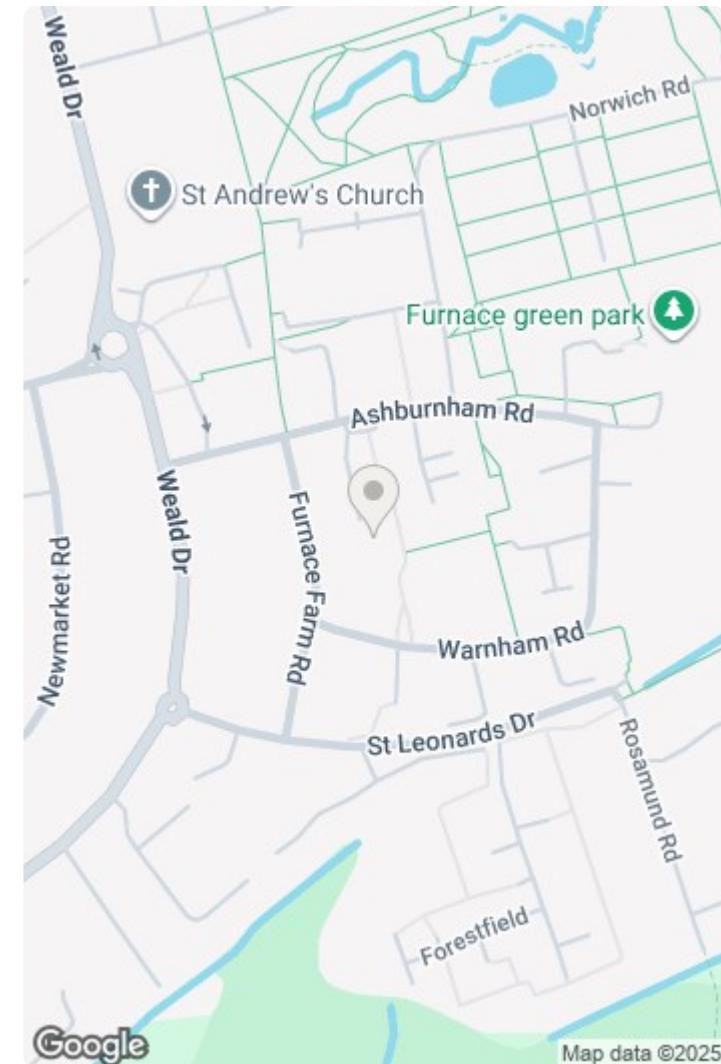
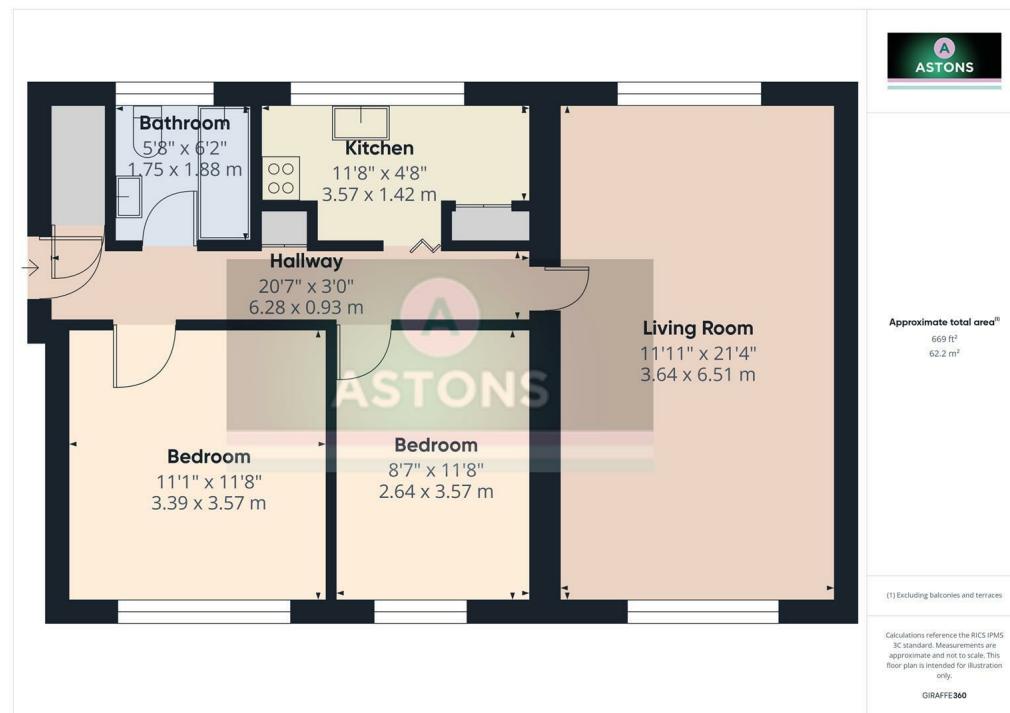
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

**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.





		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			
<b>England &amp; Wales</b>	<small>EU Directive 2002/91/EC</small>		

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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