



Rathlin Road
Crawley, West Sussex RH11 9GA

£220,000

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*** Guide Price £220,000 - £230,000 ***

Astons are delighted to market this charming and well presented two bedroom ground floor flat, situated within the popular residential area of Broadfield, conveniently located close to local amenities, transport links and leisure facilities. Inside this wonderful property features a light and airy lounge/kitchen-dining room, a fitted bathroom, two excellent sized bedrooms with the master boasting a fitted en-suite. Additional benefits of this apartment include upvc double glazing, gas central heating and an allocated parking space.

Entrance Hall

Front door opening to entrance hall, which comprises of wood effect laminate flooring, radiator, access to cupboard, doors to:

Lounge/Kitchen

Lovely light and airy room, featuring wood effect laminate flooring, radiators, double glazed french doors opening to private patio, opening to fitted kitchen with a range of units at base and eye level, space, power and plumbing for washing machine and fridge-freezer, integrated cooker with gas hob and stainless steel extractor, stainless steel sink with detachable mixer-tap and drainer, part tiled walls.

Bathroom

Fitted suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, enclosed bathtub with mixer-tap and shower unit, radiator, part tiled walls, vinyl floor.

Bedroom One

With double glazed french doors opening to private patio, radiator, door to:

En-Suite

Fitted suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, walk in shower with shower unit, radiator, part tiled walls, vinyl floor.

Bedroom Two

Double glazed window to rear aspect, radiator, fitted wardrobe which features wall mounted gas fire boiler.

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.





