



ASTONS



Brookhill Road  
Cophthorne, RH10 3PS

**Guide Price £175,000**

## Brookhill Road, Copthorne, RH10 3PS

\*\*\* Guide Price £175,000-£185,000 \*\*\*

Astons are delighted to market this charming one bedroom apartment situated within the ever popular residential village of Copthorne. Inside this property features an open plan lounge/kitchen-dining room, a fitted bathroom and a good sized bedroom. Additional benefits of this apartment include upvc double glazed windows, gas central heating and an allocated parking space.

### Entrance Hall

Front door opening to entrance hall which features access to airing cupboard, coving, radiator, doors to:

### Lounge/Kitchen-Dining Room

Open plan living with fitted kitchen that features a range of units at base and eye level, space and power for fridge-freezer, integrated cooker with gas hob, integrated washing machine, stainless steel sink with mixer-tap and drainer, roll top work-surfaces, part tiled walls, coving, radiator, double glazed windows to rear aspect.

### Bathroom

Fitted three piece suite comprising of w/c, wash hand basin with mixer-tap and pedestal, enclosed bathtub with shower unit, heated towel rail, part tiled walls.

### Bedroom

With double glazed windows to rear aspect, radiator, access to in-built wardrobes.

### Allocated Parking

This property boasts one 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

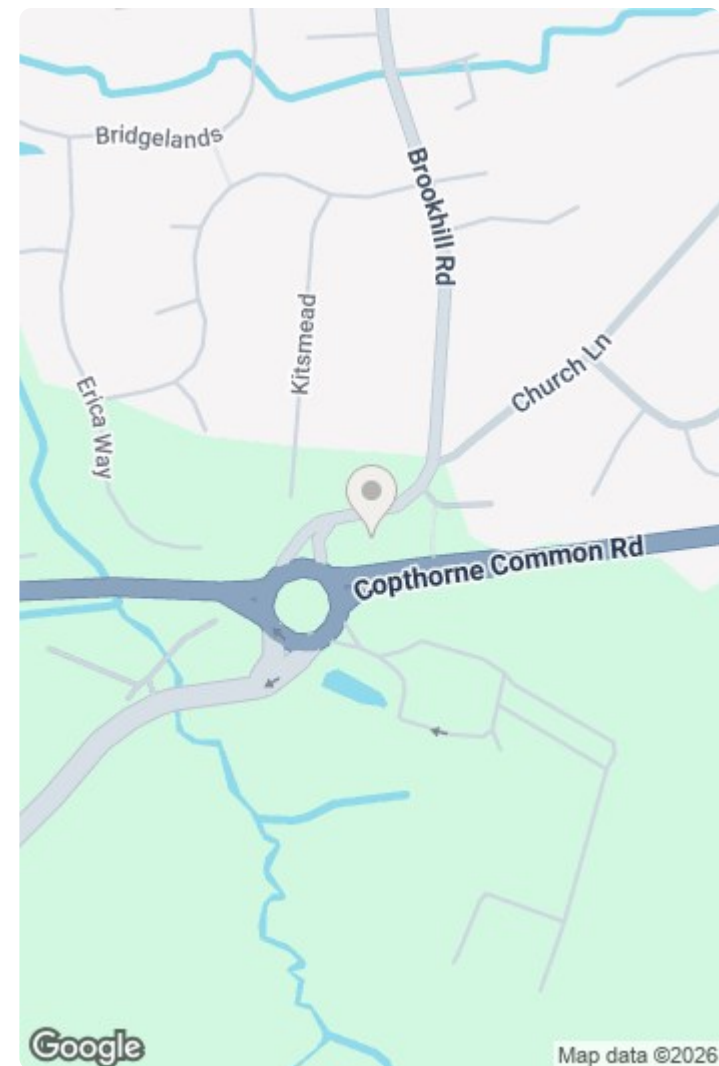
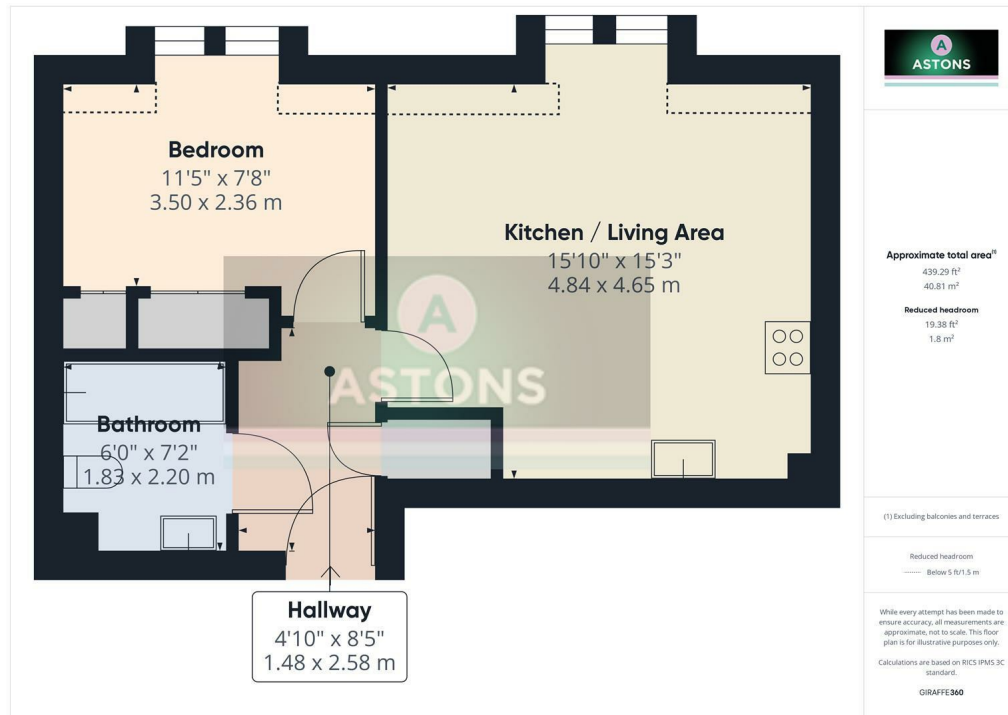
Conveyancing - Lewis & Dick £200 per transaction

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
This energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	76	78
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

