



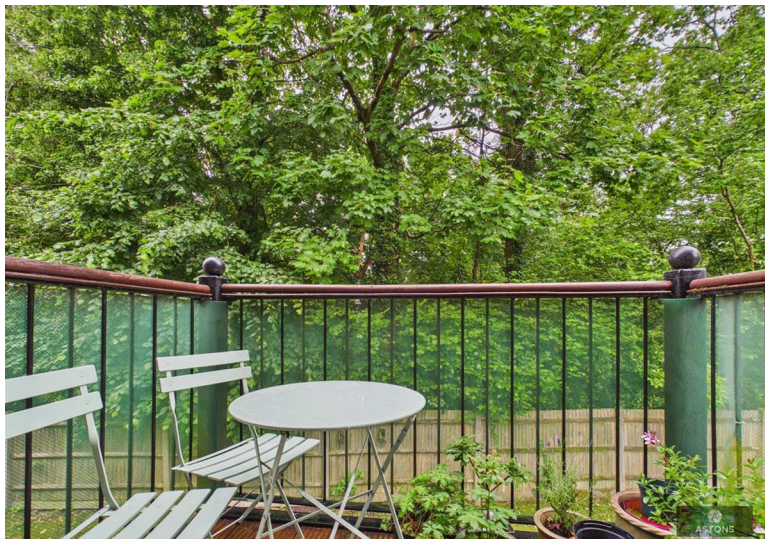
ASTONS



Barn Close
Crawley, West Sussex RH10 7PE

£290,000

Astons are delighted to market this simply exquisite, two bedroom, first floor, executive apartment, located within a private block on a charming estate, situated within close proximity of transport links and local schools. Inside this wonderful property features a light and airy living room which boasts access to a private south facing balcony, a fitted kitchen/dining room, a fitted bathroom and two excellent sized bedrooms with bedroom one boasting a fitted en-suite. Additional benefits of this exclusive flat include gas central heating, upvc double glazing, ample storage and an allocated parking space. This ideal property is marketed with no onward chain.



Entrance Hallway

Front door opening to hallway which comprises of radiator, access to coat cupboard and storage cupboard which features a wall mounted gas fire boiler, doors to:



Living Room

Light and airy room with double glazed windows to front aspect, radiator, double glazed french doors to private, south facing balcony which overlooks communal grounds, internally sliding doors to:



Kitchen/Dining Room

Fitted with a range of units at base and eye level, range of integrated appliances including washing machine, dishwasher, fridge-freezer and cooker, gas hob with stainless steel extractor hood, stainless steel sink with mixer-tap and drainer, part tiled walls, radiator, double glazed windows to side aspect, tiled floor.



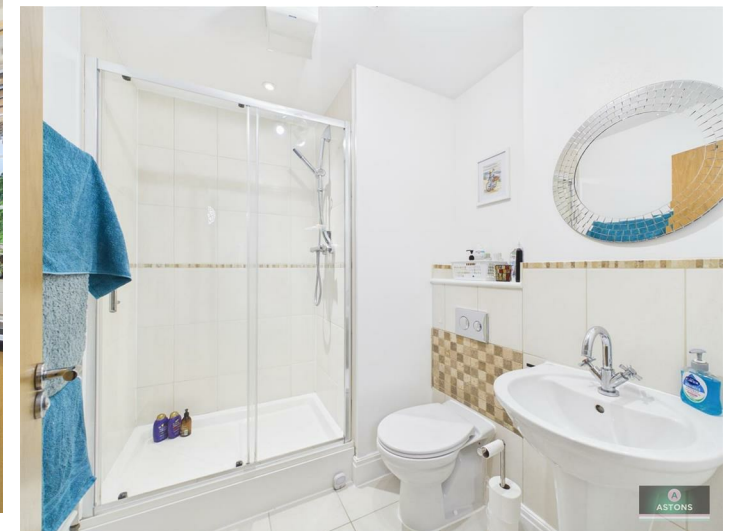
Bedroom One

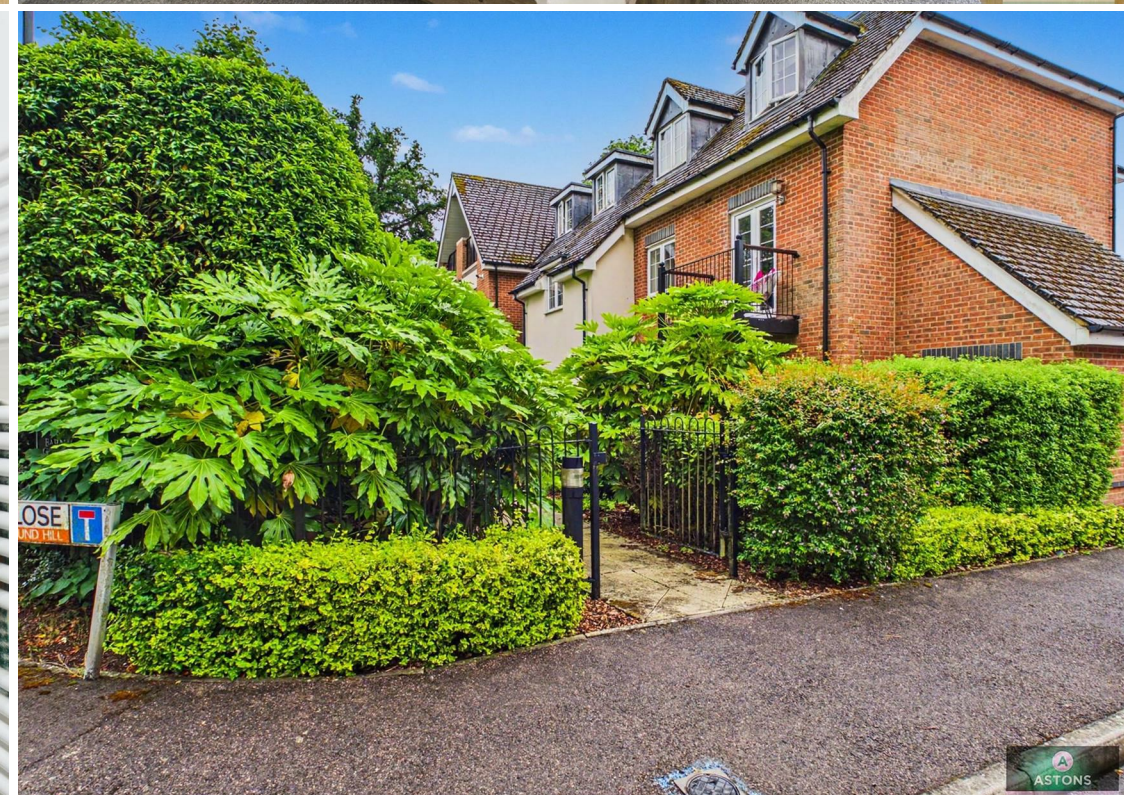
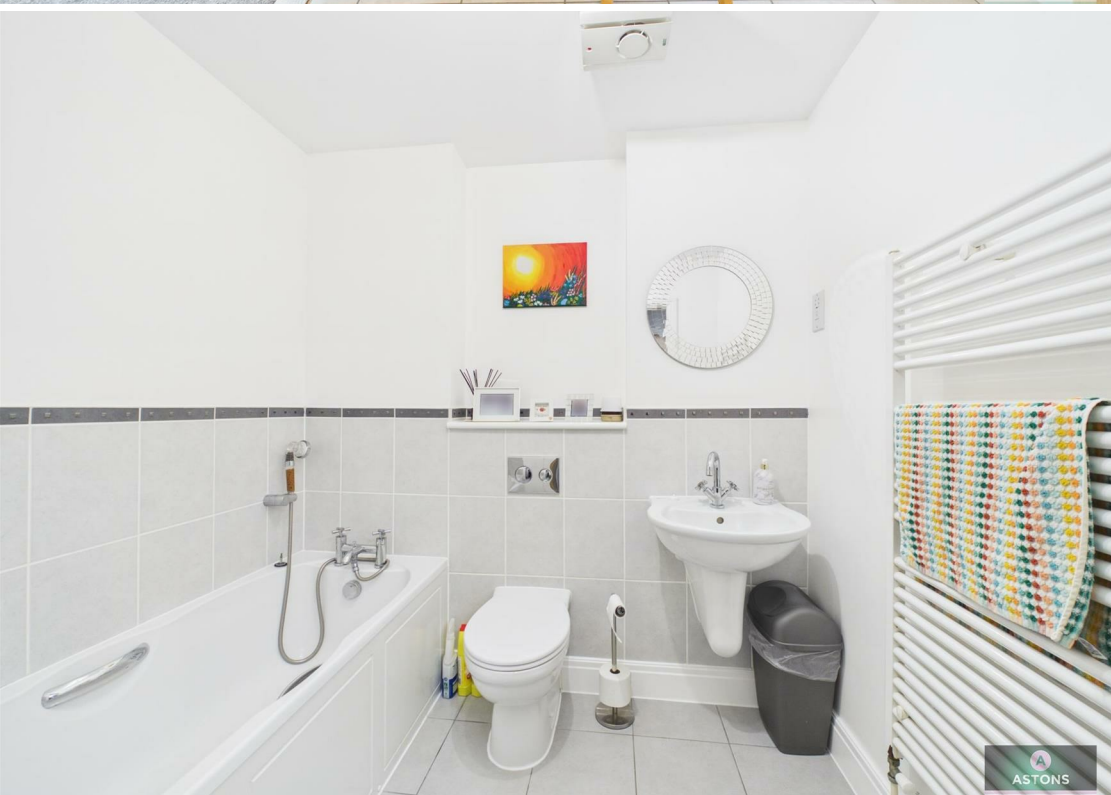
With double glazed windows to rear aspect, radiator, access to in-built wardrobe, door to:



En-Suite

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





Bedroom Two

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



Bathroom

Fitted white three piece suite comprising of w/c, wash hand basin with mixer-tap, enclosed bathtub with mixer-tap, heated towel rail, extractor fan, part tiled walls, tiled floor



Allocated Parking

This property comes with one allocated parking space.



Communal Areas

Access to communal grounds, brick bike and storage shed and visitor parking.

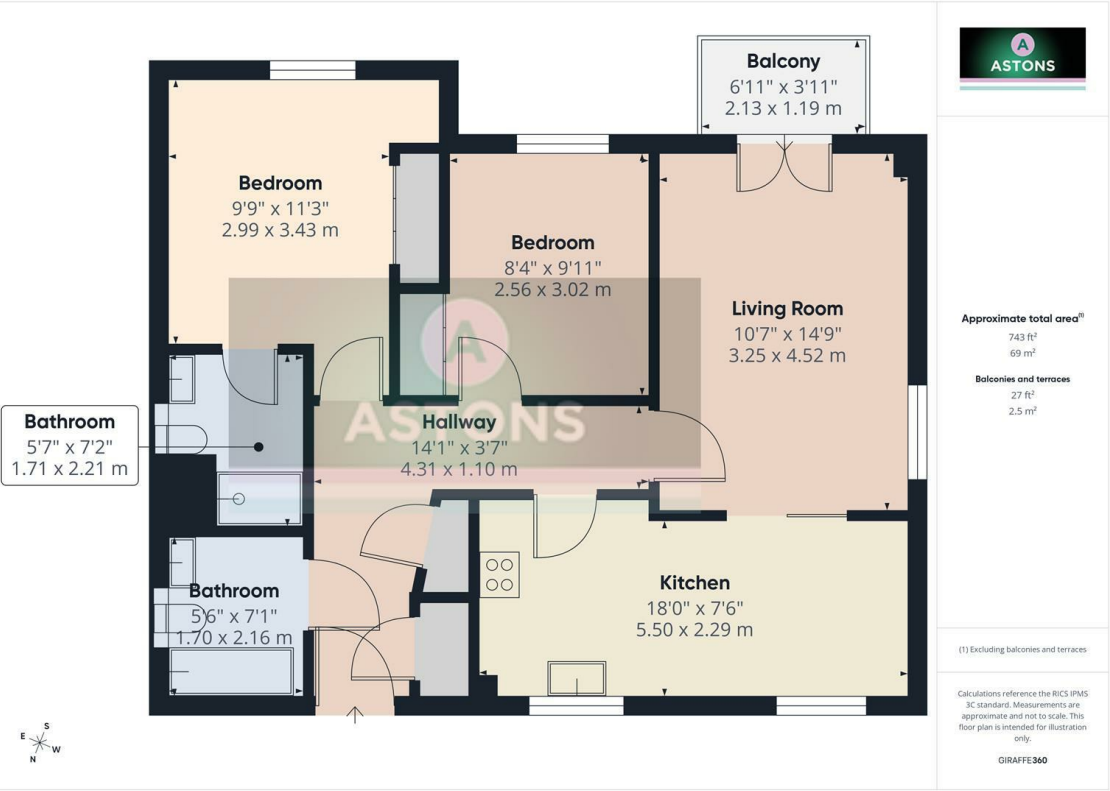
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Disclaimer

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.
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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.



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Energy Efficiency Rating		
	Current	Potential
Top energy efficient - lower running costs		
25-34% A		
15-24% B		
8-14% C		
4-7% D		
2-3% E		
1% F		
Below 1% G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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