



ASTONS



Trafalgar Gardens
Three Bridges, RH10 7SR

£190,000

Welcome to this charming flat located in the desirable area of Trafalgar Gardens, Three Bridges. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a cosy home.

The flat features a well-proportioned reception room, providing a welcoming space for relaxation and entertaining guests and has the added benefit of good sized balcony. The bedroom is thoughtfully designed to ensure a peaceful retreat, while the bathroom is equipped with modern fixtures, catering to your daily needs.

One of the standout features of this property is the availability of parking for one vehicle, a valuable asset in this bustling area. Residents will appreciate the ease of access to local amenities, including Three Bridges train station, shops, cafes, and transport links, ensuring that everything you need is within reach.

This flat presents an excellent opportunity for those looking to enjoy a comfortable lifestyle in a vibrant community. With its appealing features and prime location, it is certainly worth considering for your next home.



Hallway

Living/Dining Room

Double glazed French casement doors to the balcony, wood flooring, electric heater, open to:

Balcony

With space for a bistro table and chairs.

Kitchen Area

Range of base and eye level panel fronted units with work surfaces over and tiled splashbacks, inset one and a half bowl stainless steel sink with a mixer tap and drainer, built in oven with a hob over and stainless steel extractor hood above, space for a washing machine and fridge/freezer, wood effect flooring.

Bedroom

Floor to ceiling double glazed windows to the front, electric heater, wood flooring, built in wardrobe.

Bathroom

White suite comprising a panel enclosed bath with a mixer tap and mixer shower unit over, pedestal hand basin with a mixer tap, wc, part tiled walls, heated towel rail, recessed downlighters, extractor fan.

Allocated Parking

There is an allocated parking space in the car park to the rear of the building accessed via the electric gates. There are further visitor spaces.

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

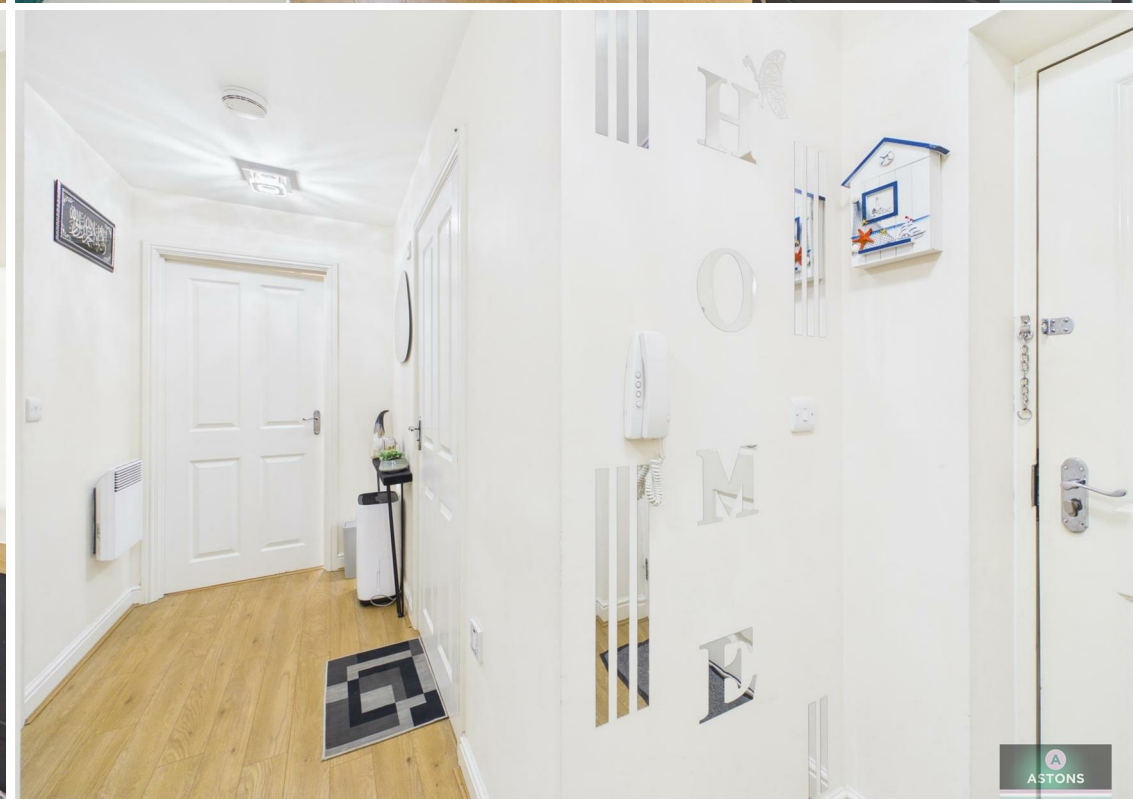
Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

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.







Approximate total area⁽¹⁾

538 ft²
50 m²

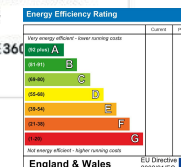
Balconies and terraces

91 ft²
8.5 m²

(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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