ASTONS

Rawlinson Road
Crawley, West Sussex RH10 7DP

Offers In Excess Of £240,000

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Astons are delighted to market this stylish two bedroom apartment, situated within the ever popular residential area of Maidenbower, conveniently located close to local amenities, transport links, schools and parks. Inside this charming property features a light and airy lounge/kitchen-dining room, a fitted bathroom, two good sized bedrooms with bedroom one boasting a fitted en-suite and ample storage. Additional benefits of this property include gas central heating, upvc double glazed windows, allocated parking and a garage, this apartment is offered to market with no onward chain.

Entrance Hallway

Front door opening to entrance hallway with wood effect laminate flooring, radiator, access to airing cupboard, doors to:

Lounge/Kitchen-Dining Room

Light and airy room with double glazed window to side aspect, double glazed french doors opening to 'Juilette balcony', radiators, wood effect laminate flooring, fitted kitchen with a range of units at base and eye level, integrated cooker with gas hob and extractor fan, integrated fridge-freezer, space, power and plumbing for washing machine and dishwasher, part tiled walls, tiled floor.

Bathroom

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

Bedroom One

Double glazed window to front aspect, radiator, fitted wardrobe, door to:

En-Suite

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

Bedroom Two

Double glazed window to front aspect, radiator.

Parking & Garage

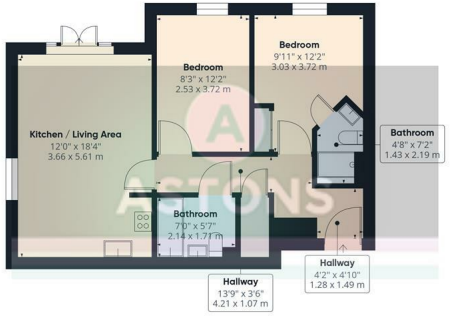
Garage with up and over door, allocated parking space in front of garage.

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.



Ground Floor Building 1

Ground Floor Building 2

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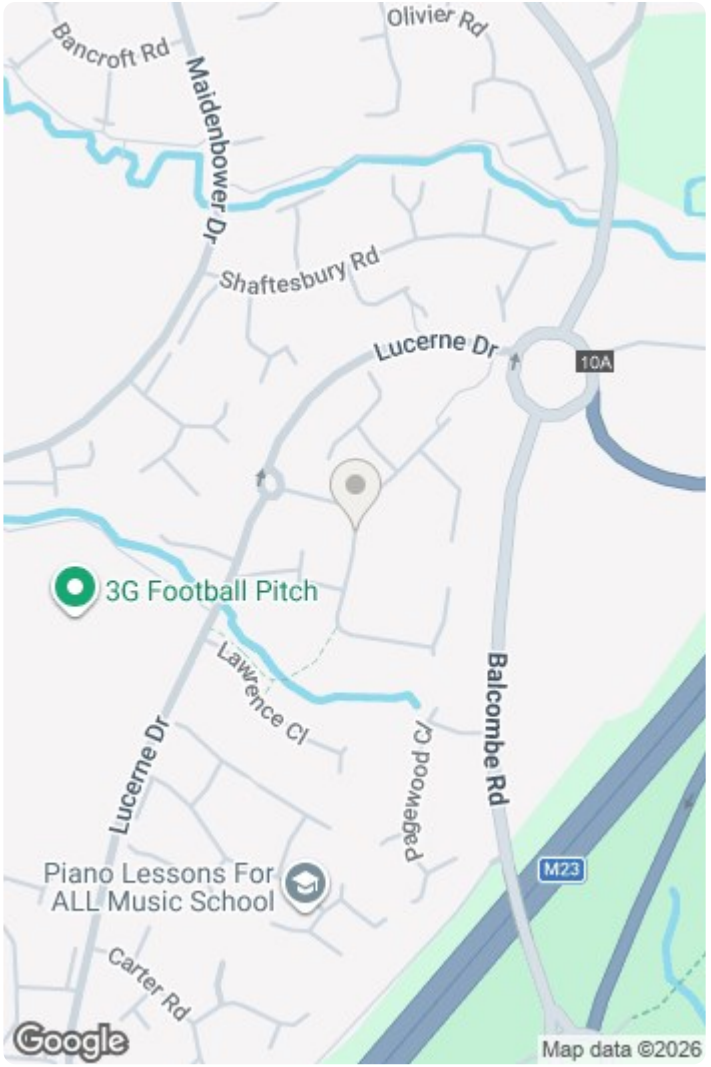
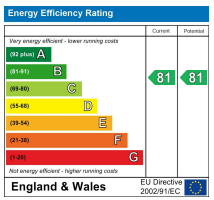
Approximate total area(1)

768 ft²

71.3 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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