ASTONS

Kenilworth Close
Crawley, West Sussex RH11 9PY

£189,950

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Astons are delighted to market this well presented one bedroom house, situated within the popular residential area of Broadfield, close to local amenities and transport links. Inside this property features a light and airy lounge/dining room, a fitted kitchen, a fitted bathroom and a good sized bedroom. Additional benefits of this property include gas central heating and upvc double glazing, this house is offered to market with no onward chain.

Lounge/Dining Room

With double glazed window to front aspect, coving, radiator, access to understairs cupboard, opening to:

Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine and cooker, sink with mixer-tap and drainer, wall mounted gas fire boiler, double glazed windows to front aspect, part tiled walls.

Landing

With doors to:

Bedroom

Double glazed windows to front aspect, radiator, with access to wardrobe with sliding mirrored doors, access to loft space.

Bathroom

Fitted suite with w/c, wash hand basin with pedestal, enclosed bathtub, access to airing cupboard, radiator, part tiled walls, obscure double glazed window to front aspect.

To The Front

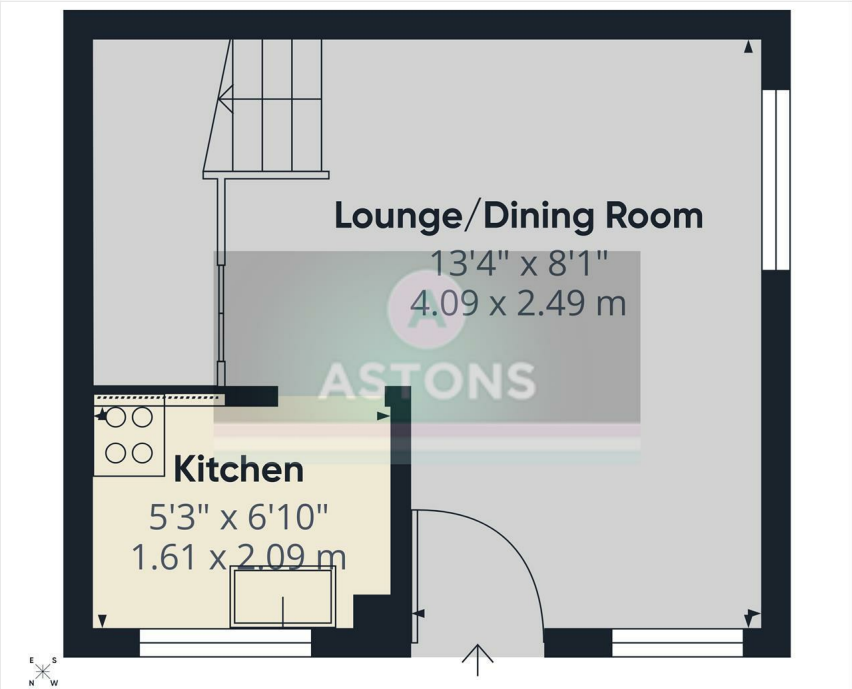
Patio area adjacent to property, fence enclosed.

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

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Approximate total area(1)
204 ft²
18.9 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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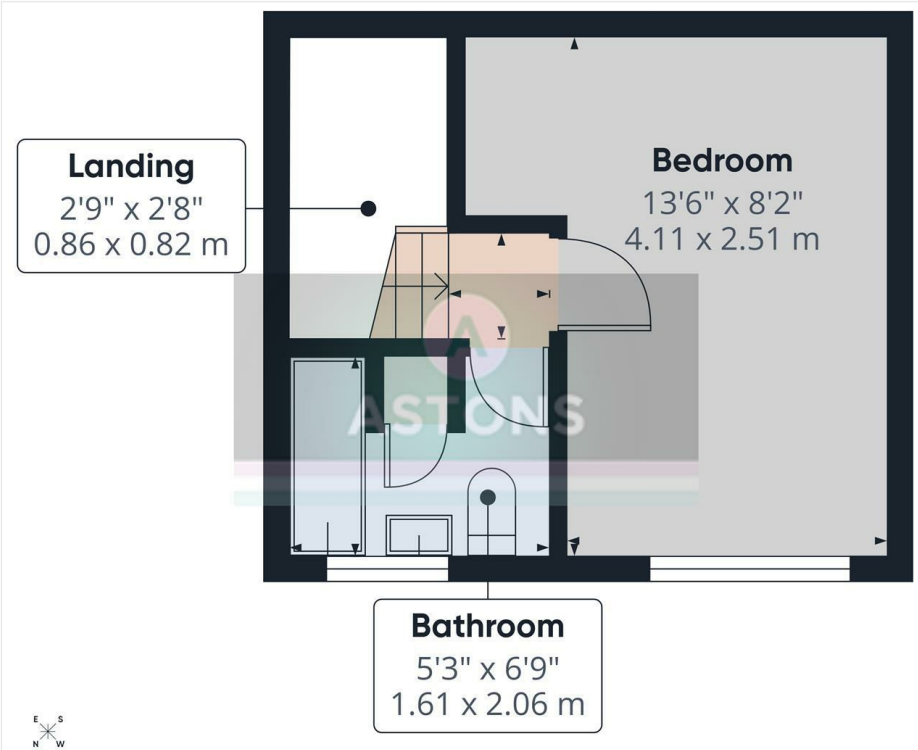

Floor 1

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Approximate total area(1)
166 ft²
15.4 m²

(1) Excluding balconies and terraces

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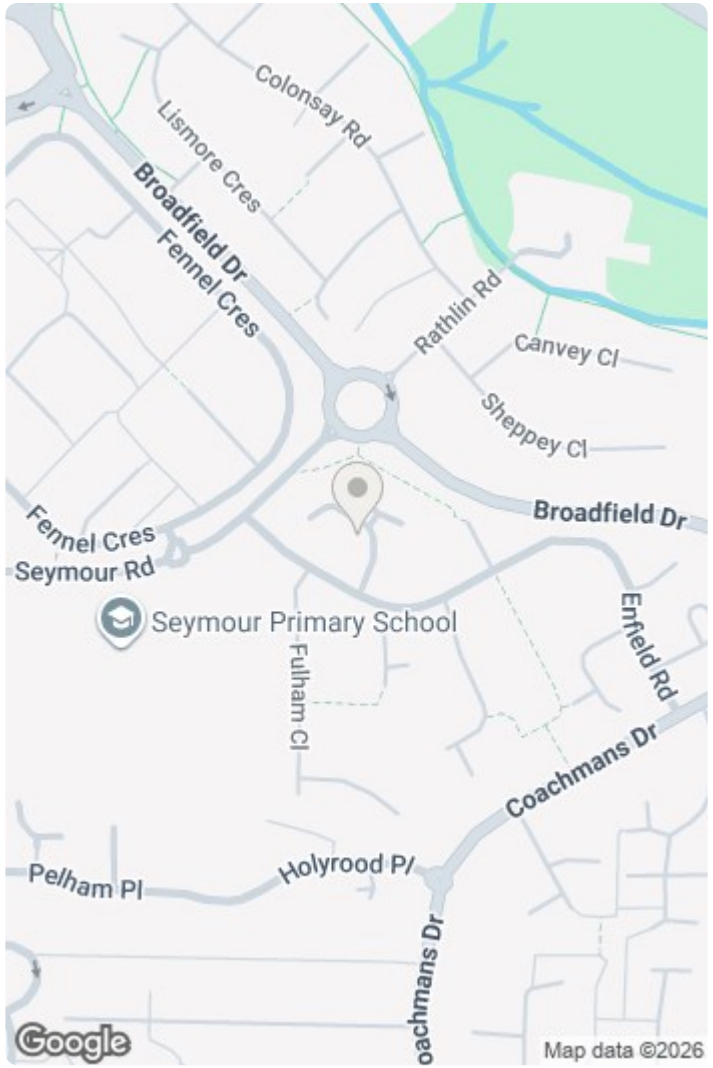

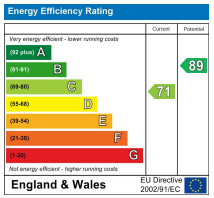

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