ASTONS



Daffodil Crescent
Forge Wood, RH10 3GP

£275,000

Astons are delighted to offer this spacious ground floor apartment to the market. The property is neutrally and well presented throughout and at 745 square feet offers good sized living accommodation. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a modern living space.

Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat boasts two well-proportioned bedrooms, each designed to offer a peaceful retreat at the end of the day. With two bathrooms, you will enjoy the added convenience and privacy that this layout provides, ensuring that morning routines run smoothly.

The flat is situated in a pleasant neighbourhood, known for its community spirit, accessibility to local amenities and local school, parks, and recreational facilities- including the open park area opposite with play area, making it an excellent location for those who appreciate both tranquillity and convenience.

This property is an excellent opportunity for anyone looking to settle in a vibrant area with a strong sense of community. Whether you are a first-time buyer or seeking a rental investment, this flat on Daffodil Crescent is sure to meet your needs. Do not miss the chance to make this lovely flat your new home.







Hallway
Personal front door, large cupboard with space for a washing machine, radiator, wood effect flooring, doors to:

Living/Dining/Kitchen
Double glazed French casements doors, two double glazed windows, range of base and eye level units with work surfaces over and matching splash backs, built in stainless steel eye level oven, inset four ring gas hob with stainless steel back plate and extractor hood above, integrated fridge/freezer and dishwasher, wood effect flooring, extractor fan, two radiators.

Bedroom One
Double glazed window, radiator, built in wardrobe, door to:

En-Suite Shower Room
White suite comprising a large shower cubicle with a mixer shower unit, hand basin with a mixer tap, wc with a concealed cistern, heated towel rail, part tiled walls, obscured double glazed window, extractor fan, shaver point.

Bedroom Two
Double glazed window, radiator, wood effect flooring.

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

Parking
There is an allocated parking space for the property located to the front of the building. There are further visitor parking bays to the front.



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.

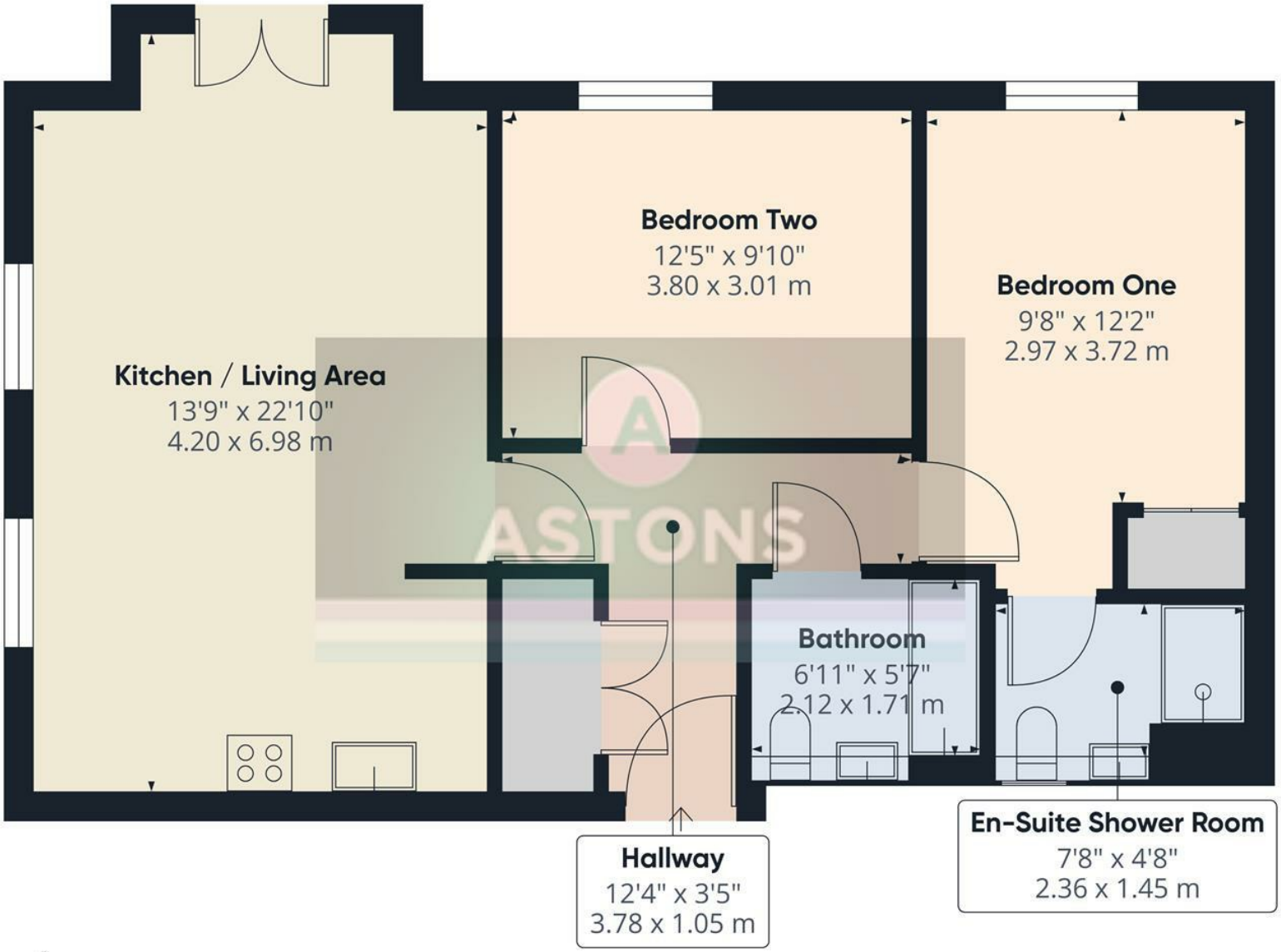









ASTONS



ASTONS

Approximate total area(1)

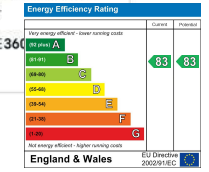
745 ft²

69.2 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.

GIRAFFE360



RESIDENTIAL SALES | NEW HOMES | PROPERTY INVESTMENT | LETTINGS | MORTGAGES

Astons Sales and Lettings Ltd, 32 High Street, Crawley. RH10 1BW

01293 611999 | www.astons.org | sales@astons.org | lettings@astons.org

Registered address: Bassett House, 5 Southwell Park Road, Camberley, GU15 3PU. Reg No: 05149486 (England and Wales)

The Property Ombudsman

ClientMoney Protect