



Millfield Court
Crawley, West Sussex RH11 0AB

£130,000

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Astons are delighted to market this top floor one bedroom retirement apartment situated within the ever popular retirement development Millfield Court, Ifield. The property benefits from a good sized living room, a shower room, and a fitted kitchen. The development boasts attractive communal areas including a spacious lounge, launderette facilities, beautiful gardens and lift. There is a resident House Manager and there is also a 24 hour Careline link with a personal pendant alarm, an intruder alarm and a mains connected smoke detector. The property is being offered with no onward chain.

Communal entrance

Security entry system to reception area, communal lounge, lift.

Entrance Hall

Personal front door, intercom entry system, airing cupboard, further storage cupboard, electric storage heater, doors to:

Lounge/Dining Room

Double glazed window to front aspect, electric feature fireplace, electric storage heater, coving, doors to;

Kitchen

Fitted with a range of floor and eye level units, inset stainless steel sink with drainer and mixer tap, eye level cooker, electric hob with tiled splash back and extractor hood, built in under counter fridge and freezer, part tiled walls, double glazed window to front aspect, vinyl flooring.

Bedroom One

Double glazed window to front aspect, built in wardrobe, electric heater, coving.

Shower Room

White suite comprising a shower cubicle with a mixer shower unit, hand basin with a vanity unit below, W.C, emergency pull cord, tiled walls, electric heater, extractor fan.

Residents Communal Lounge

Situated on the ground floor there is a large lounge which is for the use of the residents and guests. It provides a lovely

social space for residents to catch up with each other.

Laundry Room

Communal laundry room.

Communal Gardens

Communal gardens and sitting areas

Guest Suite

There is a guest suite located on the ground floor which can be rented by the residents on a nightly basis for their guests.

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

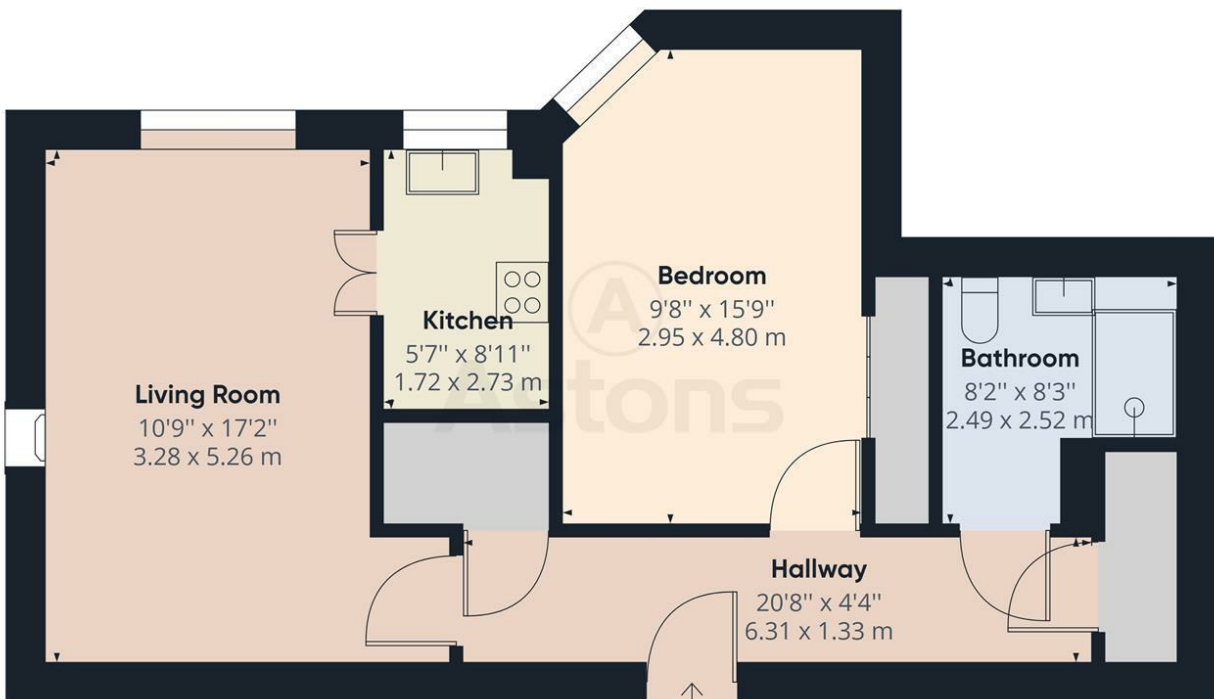
Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 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.



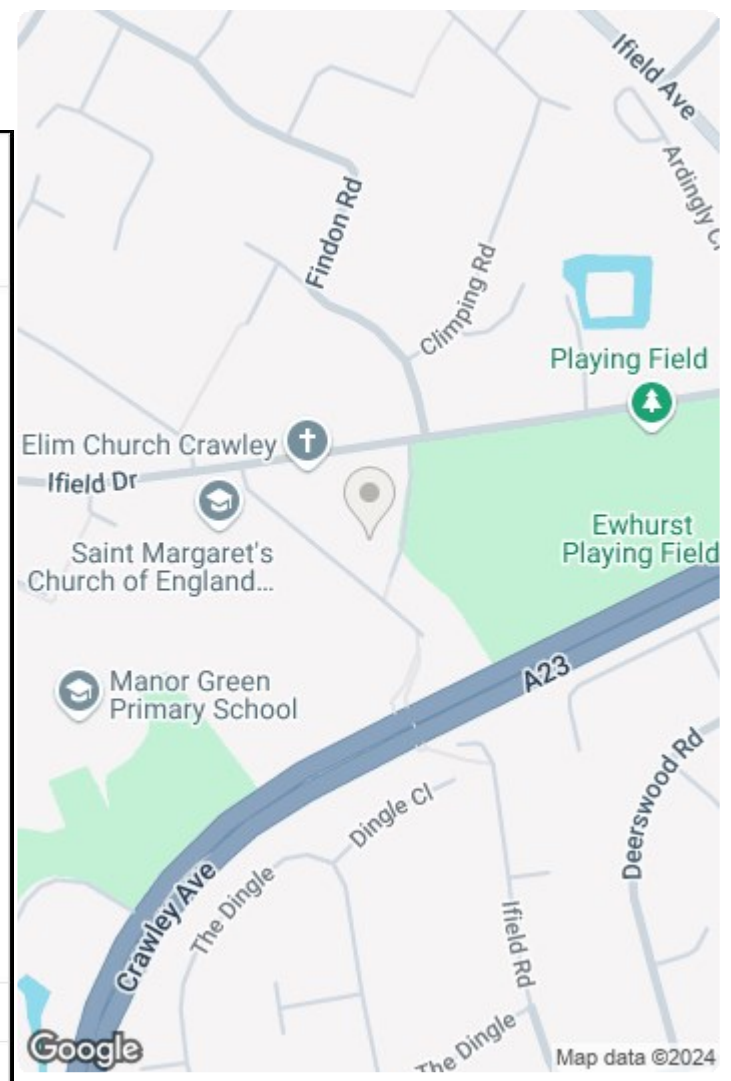


Approximate total area⁽¹⁾
604.47 ft²
56.16 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
B			
C		74	76
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

