



Oak Road
Crawley, West Sussex RH11 8AE

£75,000

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Offered for sale with no onward chain is this one bedroom retirement second floor flat for the over 60's, conveniently located for Crawley town centre, local supermarket and Goffs Park. The development of 34 properties has many benefits including a telephone entry system, residents' lounge, guest suite, communal laundry, House Manager, 24 hour emergency Careline system and a lift to all floors. The property itself comprises an entrance hall, lounge / dining room, bedroom with built in wardrobes, a fitted kitchen and a shower room. Outside there are mature, communal gardens and car parking.

Hallway

Front door, storage cupboard, alarm pull cord and intercom entry system, doors to:

Lounge/Dining Room

Double glazed window to the front aspect, storage heater, wall lights, coving, pull alarm cord, archway to:

Kitchen

Range of base and eye level units with work surfaces overs, inset stainless steel sink with drainer, Neff oven with electric hob and extractor hood, space for under counter fridge and freezer, vinyl flooring.

Bedroom

Double glazed window to the front aspect, storage heater, wall lights, coving, built in wardrobes, pull alarm cord.

Shower Room

Suite comprising a walk-in shower with shower unit, w/c, pedestal hand basin, tiled walls, vinyl floor, coving, wall mounted fan heater, extractor fan.

Communal Gardens

To the rear of the property there are communal gardens providing a space to sit outside.

Wash Room

Located on the ground floor there is a communal wash room with washing machines and tumble dryers for the residents to use.

Parking

There is a car park located to the rear of the building.

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.

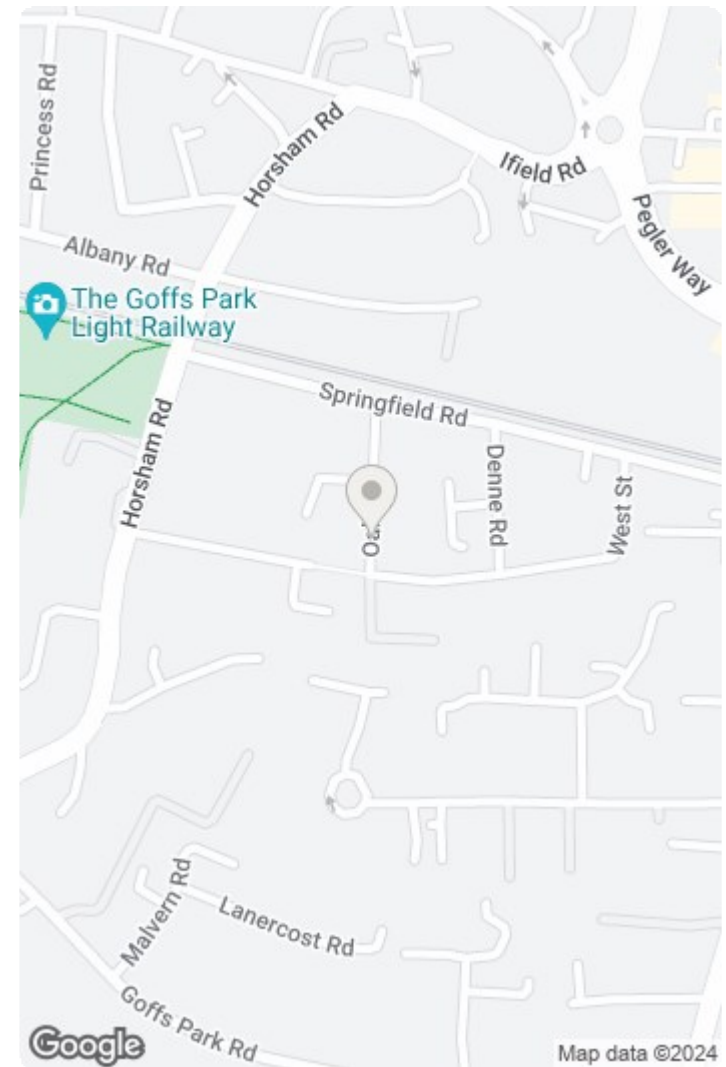
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice. Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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.





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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| 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 | |

