



Maunsell Park  
Crawley, West Sussex RH10 7AD

**£160,000**

## Maunsell Park, Crawley, West Sussex RH10 7AD

Astons are delighted to market this well presented, ground floor studio apartment, conveniently located within the Maunsell Park development which is situated within 0.2 miles of Three Bridges mainline train station. Inside this property features a fitted white shower room, a bright and airy living space come bedroom, a walk in wardrobe, a fitted kitchen and ample storage throughout. This property also features an allocated parking space and has no onward chain. EPC Rating C (74), Tenure Leasehold, Council Tax Band 'B'.

### Entrance Hall

Front door, with access to airing cupboard and storage cupboard, doors to:

### Shower-Room

Fitted white three piece suite comprising of w/c, wash hand basin with mixer-tap and pedestal, walk in shower with shower unit, wall mounted electric fan heater, extractor fan, part tiled walls, vinyl floor.

### Living Room/Bedroom

Bay window to front aspect, access to large cupboard/wardrobe, opening to:

### Kitchen

Fitted kitchen with a range of units at base and eye level, space, power and plumbing for washing machine and fridge-freezer, integrated cooker and hob, stainless steel sink with mixer-tap and drainer, window to side aspect, part tiled walls, vinyl floor.

### To The Front

Security entry system through to communal entrance, access to communal bin store and communal grounds.

### Parking

This property comes with one allocated parking space located within close proximity of the block.

### 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.





