



Oldmeadow House  
Town Centre, West Sussex RH11 7AD

**Guide Price £230,000**



## Oldmeadow House, Town Centre, West Sussex RH11 7AD

\*\*\* Guide Price £230,000 - £240,000 \*\*\*

Astons are delighted to market this spacious and well-presented two-bedroom second floor apartment located within the highly desirable 'Oldmeadow House', within walking distance of Crawley town centre, Crawley train station and local amenities. Inside this apartment features a bright and airy living room, a fitted kitchen, two good size bedrooms, a fitted white bathroom suite and ample storage. Additional benefits include an allocated parking space, upvc double glazing and electric boiler heating system to radiators throughout, this property is offered to market with no onward chain. EPC rating B (82)

### Entrance Hall

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

### Lounge/Dining Room

Double glazed windows to rear and side aspect, radiator, opening to:

### Kitchen

Fitted with range of units at base and eye level, space, power and plumbing for washing machine and fridge-freezer, integrated cooker with gas hob and extractor fan, stainless steel sink with mixer-tap and drainer, part tiled walls, radiator, tile effect vinyl flooring.

### Bedroom One

Double glazed window to rear aspect, radiator, access to in-built wardrobe.

### Bedroom Two

Double glazed window to rear aspect, radiator, access to in-built cupboard.

### Bathroom

White suite comprising of w/c, wash hand basin with mixer-tap, enclosed bathtub with mixer-tap and shower unit, heated towel rail, extractor fan, tiled walls, vinyl flooring.

### Communal areas

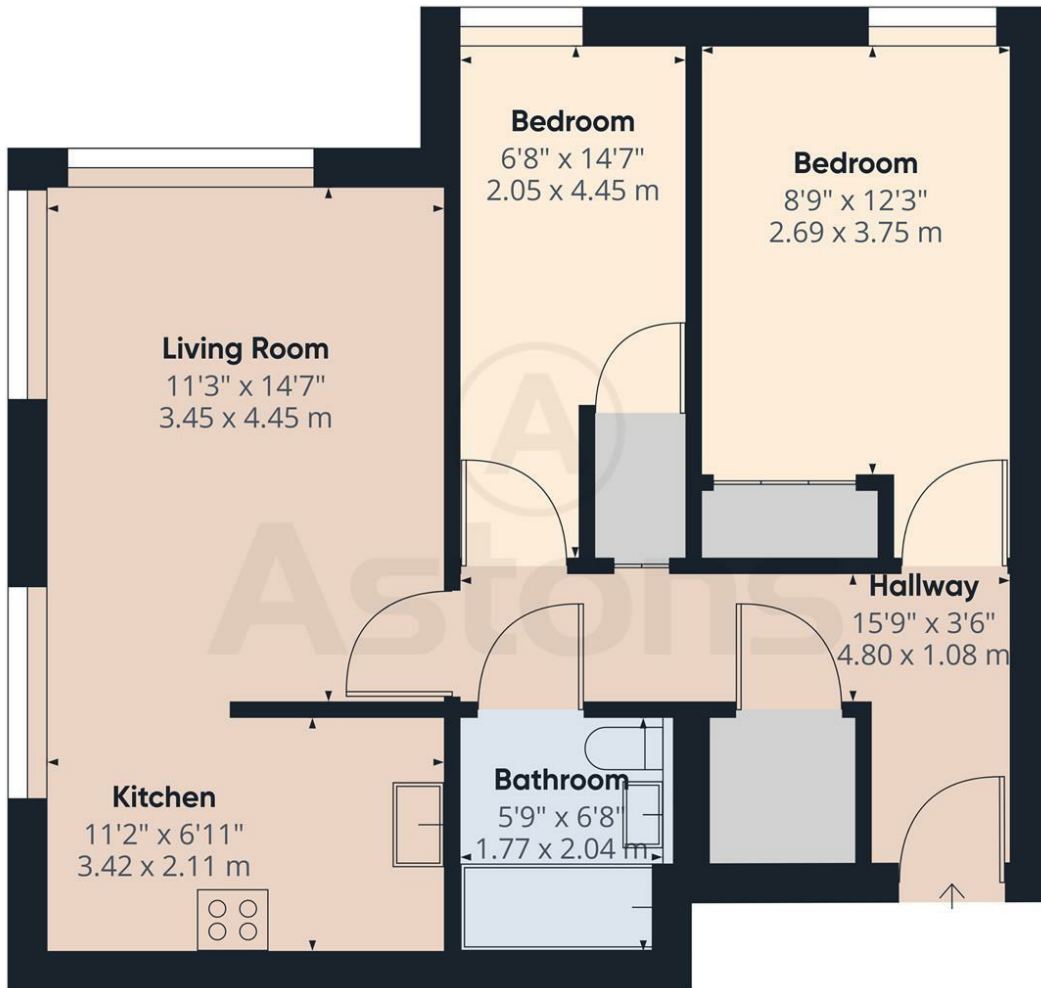
Communal areas including communal bin store and bike shed, parking area to the front of block, with one allocated parking space.

### 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<sup>m</sup>  
629.24 ft<sup>2</sup>  
58.46 m<sup>2</sup>

(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	Potential
Very energy efficient - lower running costs	A	82	83
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



