



Pegler Way  
Crawley, West Sussex RH11 7AD  
**£230,000**



Astons are delighted to market this spacious and beautifully presented two-bedroom apartment located within the highly desirable 'Oldmeadow House', within walking distance of Crawley town centre, Crawley train station and local amenities. Inside this stylish property features a bright and airy lounge/dining 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 gas central heating throughout, this property is offered to market with no onward chain. EPC Rating C (80). Council Tax band 'C'. Tenure Leasehold.





### Entrance Hallway

Front door opening to entrance hallway with access to storage cupboard and airing cupboard, radiator, doors 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, roll top work-surfaces, part tiled walls, radiator, tile effect laminate flooring.



### Lounge/Dining Room

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



### 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, extractor fan, tiled walls, vinyl flooring.









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.

### Communal Grounds

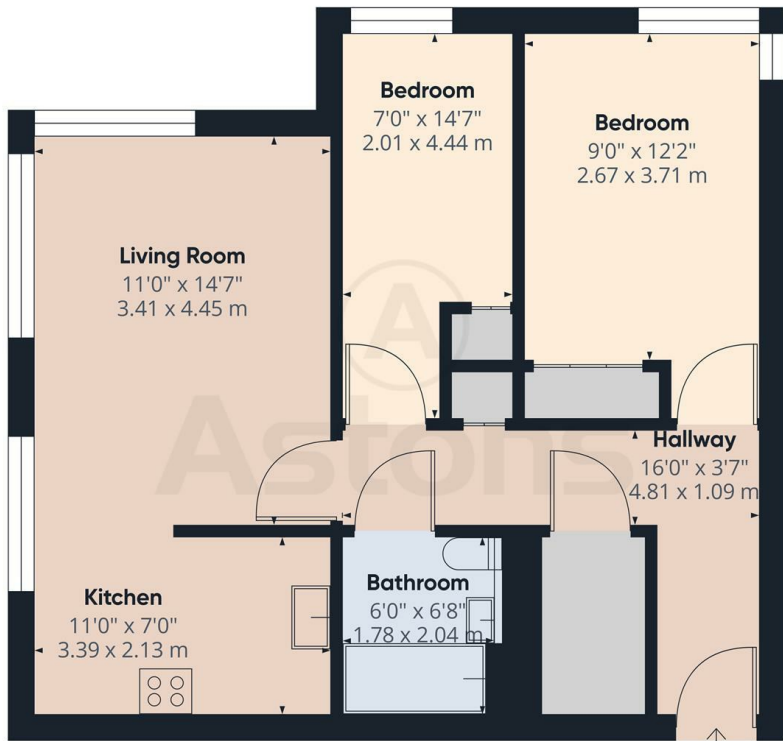
Communal areas including communal bin store and bike shed, parking area to the front of block, with one allocated parking space.



### 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



**Approximate total area<sup>(1)</sup>**  
636.47 ft<sup>2</sup>  
59.13 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.

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