



London Road
Crawley, Surrey RH10 9GY

£199,950

Astons are delighted to market this very well presented two bedroom apartment located within the popular First Choice House development, along the London Road within close proximity of Gatwick airport and Crawley Town Centre. Inside this property features a light and airy living room, a fitted kitchen, two good sized bedrooms with the master bedroom featuring an en-suite, a fitted family bathroom and ample storage. Additional benefits of this apartment include gas central heating, double glazing and an underground allocated parking space, this property is offered to market with no onward chain. EPC Rating B (82).



Entrance Hall

Front door, radiator, access to in-built storage cupboard, doors to:



Living Room

Double glazed window, two radiators, door to second bedroom, opening to:



Kitchen

Fitted with a range of units at base and eye level, space and power for fridge-freezer, integrated cooker with electric and stainless steel extractor hood, stainless steel sink with mixer-tap and drainer, roll top work-surfaces, tiled floor.



Bathroom

White suite comprising of w/c, wash hand basin with mixer-tap and pedestal, panel enclosed bathtub with mixer-tap and shower unit, heated towel rail, extractor fan, part tiled walls, tiled floor, access to airing cupboard with space, power and plumbing for washing machine.



Bedroom One

Double glazed window, radiator, access to in-built wardrobe, door to:



En-Suite

White suite comprising of w/c, wash hand basin with mixer-tap, pedestal and splash back tiles, walk in shower with shower unit, heated towel rail, extractor fan, part tiled walls, tiled floor.





Bedroom Two

Double glazed window, radiator.



Underground Parking

One allocated underground parking space.

Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd.

mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

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 £200 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.

