



Ifield Road  
Crawley, West Sussex RH11 7BB

**£260,000**



## Ifield Road, Crawley, West Sussex RH11 7BB

\*\*\* Ground rent £150 | Maintenance fee £750 \*\*\* 107 year lease \*\*\* Sellers willing to vacate property upon completion of sale \*\*\* Ground Floor \*\*\* Ideal for First Time Buyers or Investors \*\*\* Walking distance to town center \*\*\*

Astons are delighted to market this stylish two bedroom ground floor apartment situated with the ever popular residential area of West Green, located within walking distance of the town center, local amenities and Crawley train station. Inside this charming property features a light and airy lounge/dining room with direct access to a private outside patio, a fitted kitchen, a fitted bathroom and two good sized bedrooms with bedroom one boasting a fitted en-suite. Additional benefits of this apartment include upvc double glazing, gas central heating and an allocated parking space.

### Entrance Hallway

Front door opening to entrance hallway which comprises of wood effect laminate, coving, radiator, access to airing cupboard and storage cupboard, doors to:

### Lounge/Dining Room

Light and airy room which comprises of wood effect laminate flooring, radiator, coving, double glazed window to side aspect, double glazed patio door opening to private outside patio which adjacent to property, opening to:

### Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine and dishwasher, integrated microwave, fridge-freezer and cooker with gas hob, stainless steel sink with drainer and detachable mixer-tap, wall mounted gas fire boiler, part tiled walls, tiled floor, double glazed window to rear aspect.

### Bathroom

Fitted white three piece suite comprising of w/c, wash hand basin with mixer-tap, panel enclosed bathtub with mixer-tap and shower, heated towel rail, part tiled walls, tiled floor, extractor fan.

### Bedroom One

With double glazed windows to front aspect, radiator, coving, access to fitted wardrobe with sliding mirrored doors, door to:

### En-Suite

Fitted white three piece suite comprising of w/c, wash hand basin with mixer-tap, walk in shower with shower unit, heated towel rail, part tiled walls, tiled floor, extractor fan.

### Bedroom Two

Double glazed window to rear aspect, radiator, coving, wood effect laminate flooring, access to fitted wardrobe with sliding doors.

### Allocated Parking

Located to the rear of this property is an 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 £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.

### 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.







