



Camelot Court  
Ifield West, West Sussex RH11 0PB

**£125,000**

## Camelot Court, Ifield West, West Sussex RH11 0PB

\*\*\* CALLING ALL LANDLORDS - BEING SOLD WITH TENANT IN SITUE PAYING £900 PER MONTH \*\*\*

Astons are pleased to offer to the market this well presented first floor studio apartment situated in a popular development within the Ifield West area of Crawley. The property offers a good sized double aspect studio room, fitted kitchen, white bathroom suite, intercom entry system, large communal parking area and communal grounds. This property is offered to market with no onward chain. EPC Rating D (64).

### Entrance Hallway

Front door, wood effect laminate flooring, doors to:

### Kitchen

Range of base and eye level units with built in oven and four ring hob over and extractor fan above, wood effect work surfaces and tiled splash backs, space for washing machine and fridge/freezer.

### Bathroom

White suite comprising a panel enclosed bath with mixer shower unit, hand basin with tiled splash backs, close coupled W.C, extractor fan.

### Living Room

Dual aspect double glazed windows, wood effect laminate flooring, built in wardrobe, gas heater.

### Parking

Communal parking area to the front of the property.

### Communal Grounds

There are communal lawned areas to the rear of the property.

### 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.

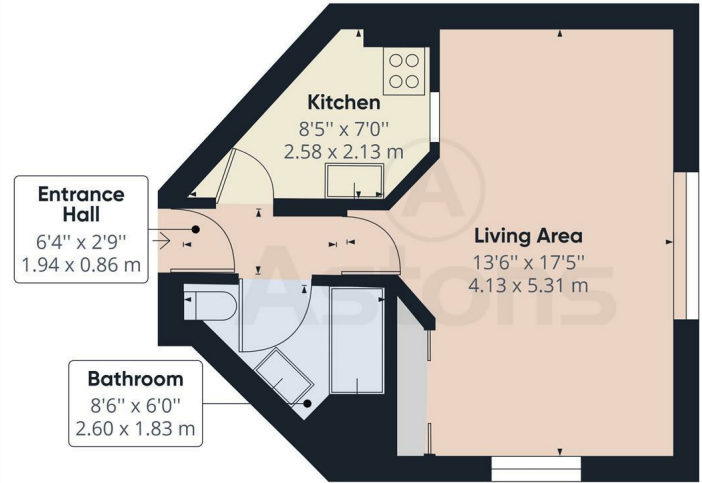
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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>(1)</sup>  
297.26 ft<sup>2</sup>  
27.62 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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