



Daniels House
Crawley, West Sussex RH10 7SR

£187,000

Astons are pleased to offer this spacious top floor one bedroom flat to the market, which is located on the fifth floor alongside one other flat, in a modern gated development. The property is well presented throughout and benefits from far reaching views, central heating, and a good sized open-plan living, dining and kitchen area with fitted oven and hob.

The property further benefits from an allocated parking space in the parking area to the rear of the building accessed via the swing gates to the front.

The apartment is ideally situated for commuters being with a short walk of Three Bridges mainline train station, which offers services to London and Brighton. It is also conveniently located for amenities and is close to a Tesco Extra and Lidl supermarkets.

The property can be sold with the furniture included and is being offered with no onward chain.



Communal Entrance

Communal entrance door with hallway and lift to the fifth floor.

Hallway

Personal front door, wall mounted heater, intercom entry system, large storage cupboard which houses the hot water tank, thermostat and heating control, doors to:

Living/Dining Room

Dual aspect double glazed windows, two wall mounted heaters, open through to:



Kitchen Area

Range of base and eye level panel fronted units with work surfaces over and tiled splashbacks, stainless steel one and a half bowl sink with a mixer tap and drainer, built in stainless steel oven with a hob over and extractor fan above, space for a washing machine and fridge/freezer, recessed down lighters, double glazed window.



Bedroom

Dual aspect double glazed windows, wall mounted electric heater, built in wardrobes.



Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment, pedestal hand basin with a mixer tap, wc, part tiled walls, wood effect flooring, obscured

double glazed window, recessed down lighters, extractor fan, shaver point.

Parking

There is an allocated parking space within the gated parking area to the rear of the building.

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.

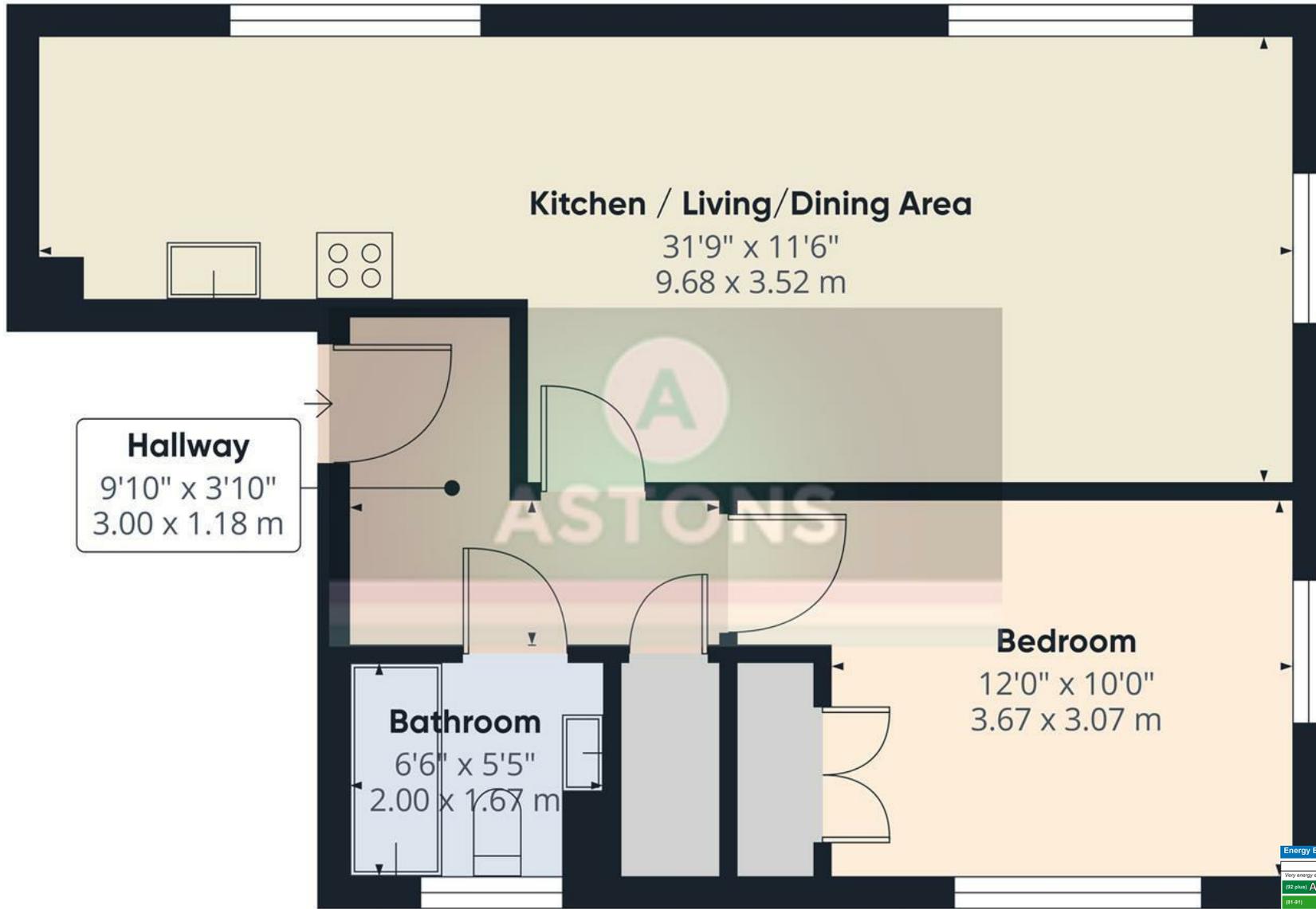
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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.







Approximate total area⁽¹⁾
558 ft²
51.9 m²

(1) Excluding balconies and terraces

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |