ASTONS

Sangster Close
Crawley, West Sussex RH10 3GL

Guide Price £200,000

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*** Guide Price £200,000 - £215,000 *** No Onward Chain ***

Astons are delighted to market this stylish and well presented one bedroom apartment, situated within the ever popular residential development of Forgewood. Inside this charming property features a light and airy lounge/kitchen-dining room, a fitted bathroom and excellent sized bedroom, additional benefits of this property include gas central heating, upvc double glazing, ample storage and an allocated parking space.

Entrance Hallway

Front door opening to entrance hallway which comprises of double glazed windows to rear aspect, radiator, access to airing cupboard and storage cupboard, doors to:

Lounge/Kitchen-Dining Room

Light and airy room with double glazed window to front aspect, double glazed french doors opening to 'Juliette balcony', radiators, fitted kitchen with a range of units at base and eye level, range of integrated appliances including fridge-freezer, washing machine, dishwasher and cooker with gas hob, stainless steel sink with mixer-tap and drainer.

Bedroom

Double glazed windows to rear aspect, radiator.

Bathroom

Fitted three piece 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.

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.

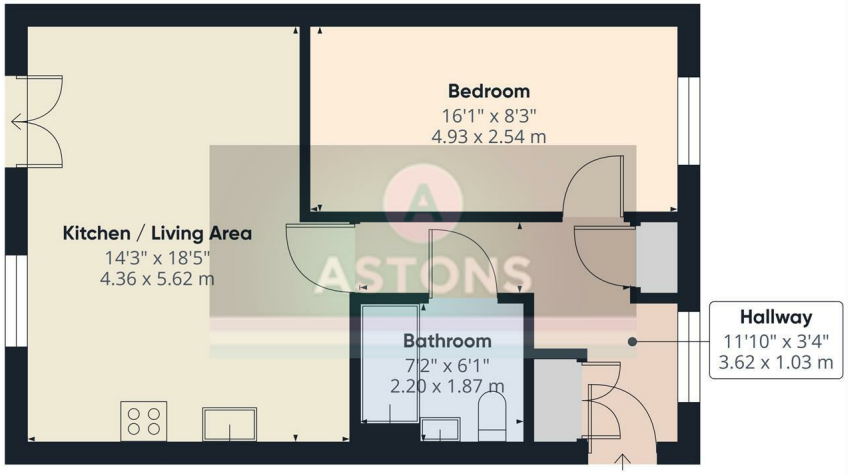
Disclaimer

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.



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Approximate total area(1)

519 ft²

48.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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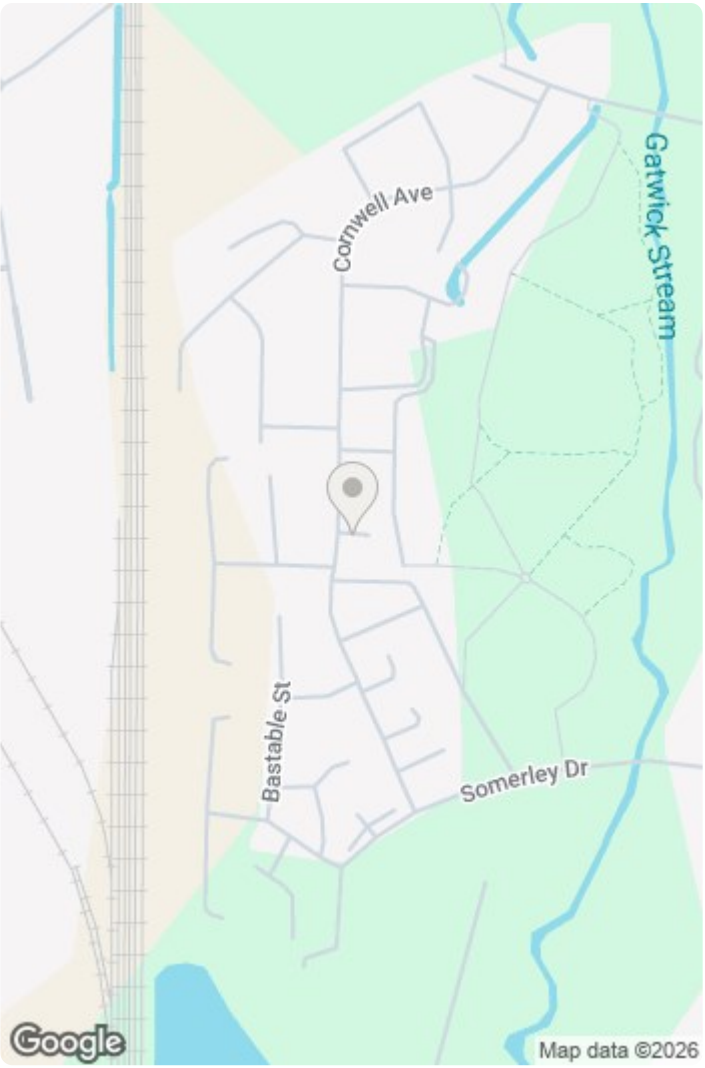

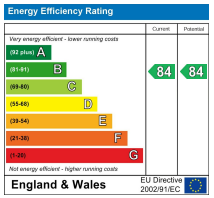

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