ASTONS



Rampling Court
Crawley, West Sussex RH10 1AP

Guide Price £210,000

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Astons are delighted to market this charming first floor, two bedroom apartment situated within the popular residential development of Pembroke Park, located within walking distance of local amenities, transport links and town center. Inside this stylish property features a light and airy living room with patio door opening to communal grounds, a fitted kitchen, a fitted bathroom and two excellent sized bedrooms, with bedroom one boasting a fitted en-suite. This property features an underground allocated parking space and is offered to market with no onward chain.

Entrance Hall
Front door opening to entrance hallway which features access to airing cupboard and storage cupboard, doors to:

Living Room
Light and airy room with double glazed patio door opening to communal grounds, radiators, opening to:

Kitchen
Fitted with a range of units at base and eye level, space, power and plumbing for washing machine and fridge-freezer, integrated cooker, stainless steel sink with mixer-tap and drainer, part tiled walls, vinyl floor.

Bathroom
Fitted white three piece suite comprising of w/c, wash hand basin with mixer-tap, enclosed bathtub with mixer-tap and shower unit, radiator, vinyl floor, part tiled walls, extractor fan.

Bedroom One
Double glazed window to rear aspect, radiator, 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, radiator, part tiled walls, vinyl floor, extractor fan.

Bedroom Two
Double glazed window to rear aspect, radiator.

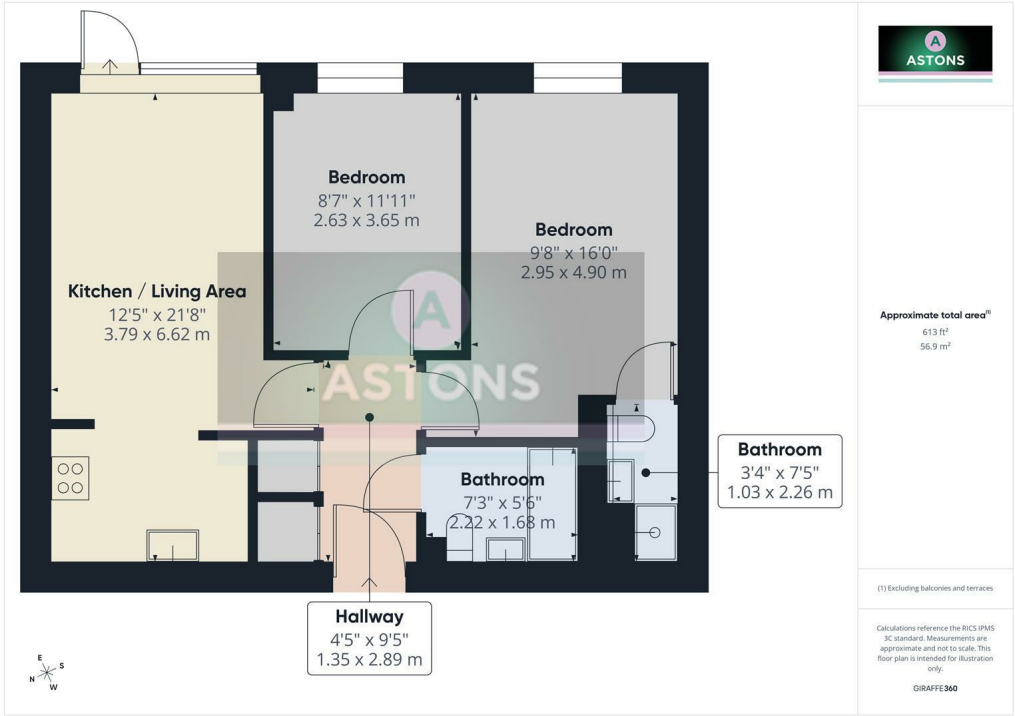
Anti Money Laundering
In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an 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)

613 ft²

56.9 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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