



Bedivere Road
Crawley, West Sussex RH11 0FY
£270,000

Astons are pleased to offer this stylish modern two bedroom second floor apartment built by Barratt Homes. The property is ideally situated close to local shops and Ifield train station which offers services to London. The flat benefits from a spacious open plan living room with a fitted kitchen with integrated appliances, a good sized balcony with space for a table and chairs, a fitted bathroom, two good sized bedrooms with bedroom one boasting a fitted en-suite and gas radiator heating. Outside there are two allocated parking spaces and communal grounds.



Hallway

Front door opening to hallway which comprises of radiator, access to storage cupboard and airing cupboard, doors to:



Bedroom One

With double glazed window to side aspect, radiator, door to:



Bedroom Two

Double glazed window to front aspect, radiator.

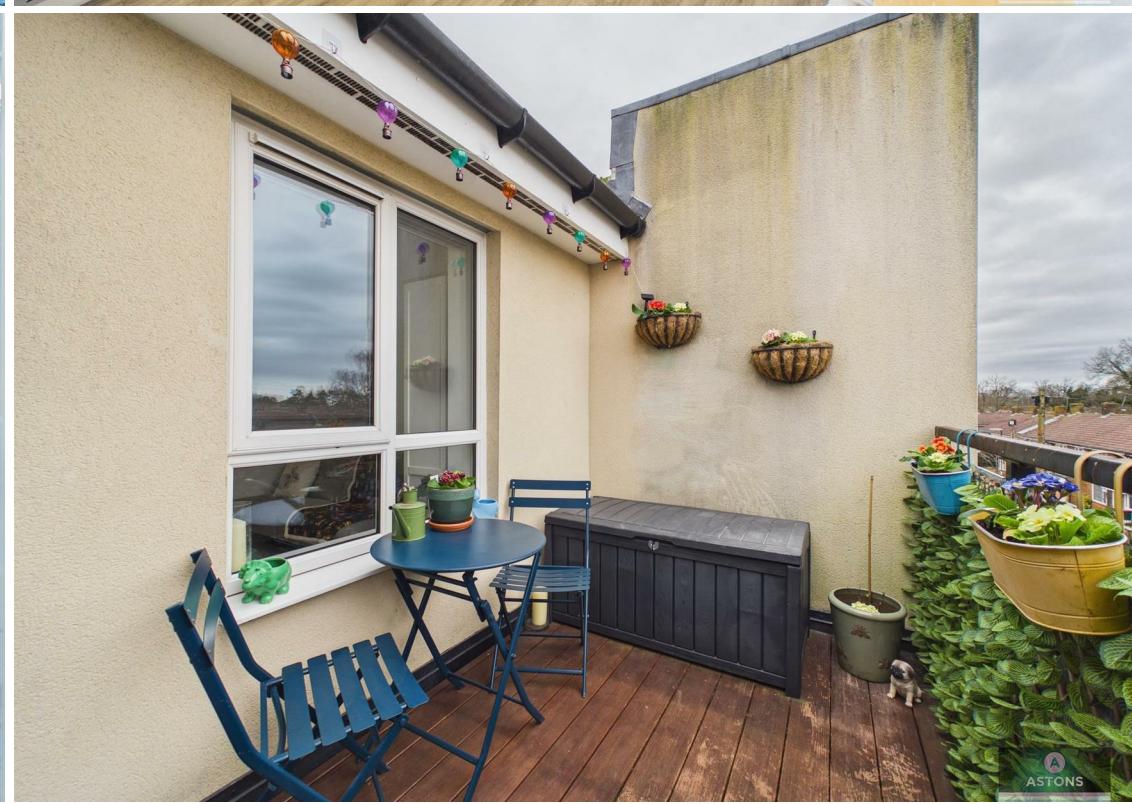


En-Suite

Fitted white suite comprising of w/c, wash hand basin with mixer-tap and pedestal, walk in shower with shower unit, part tiled walls, vinyl floor, extractor fan.

Bathroom

Fitted white suite comprising of w/c, wash hand basin with mixer-tap and pedestal, enclosed bathtub with mixer-tap, part tiled walls, vinyl floor, extractor fan.





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.

Allocated Parking

This property comes with two allocated parking spaces.

Anti Money Laundering

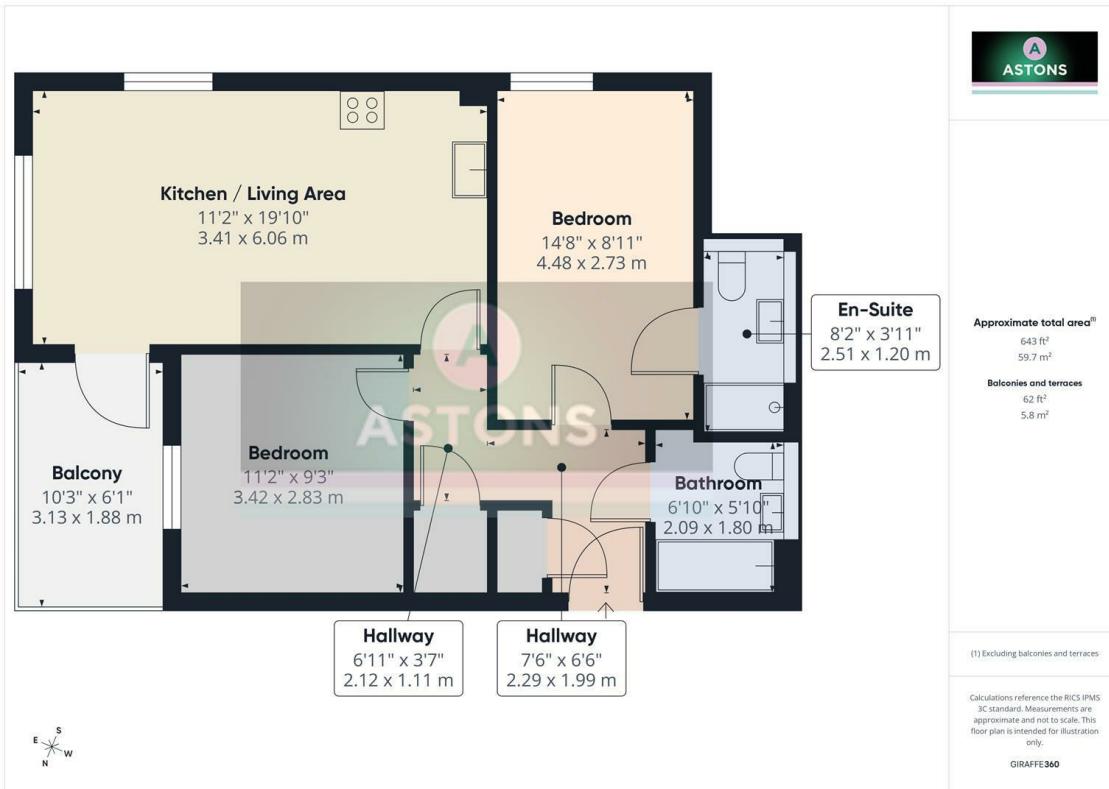
In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity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



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

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