



ASTONS



Johnson Walk
Crawley, RH10 5AU

Guide Price £180,000

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*** Guide price £180,000-£190,000 ***

Astons are pleased to offer this first floor two double bedroom flat to the market. The property requires modernisation and is situated within the popular Tilgate area close to the park and local shops.

The flat benefits from a good sized lounge/dining room, gas radiator heating and double glazed windows. With two comfortable bedrooms, it offers ample space for individuals or small families seeking a cosy home.

Hallway

Front door, radiator, airing cupboard, thermostat, doors to:

Lounge/Dining Room

Two double glazed windows, to the front, two radiators, wood effect flooring.

Kitchen

Range of base and eye level units with work surfaces over and tiled splashbacks, one and a half bowl sink with mixer tap and drainer, built in stainless steel oven, four ring gas hob with extractor hood above, space for a washing machine and fridge/freezer, gas fired boiler, double glazed window to the rear.

Bedroom One

Double glazed window to the front, radiator.

Bedroom Two

Double glazed window to the rear, radiator.

Bathroom

Suite comprising a panel enclosed bath with a mixer tap and shower attachment, pedestal hand basin, wc, part tiled walls, obscured double glazed window, 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.

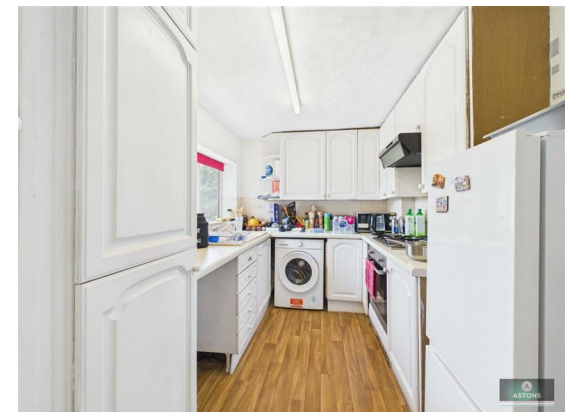
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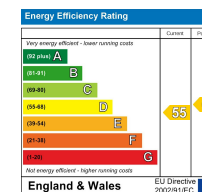
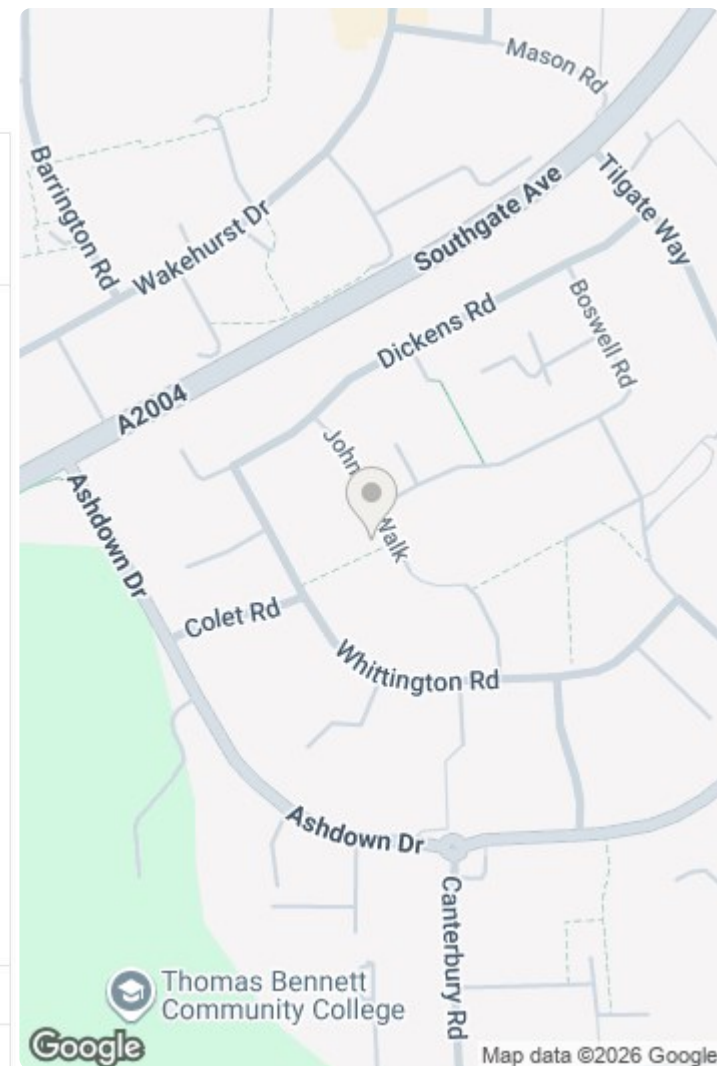
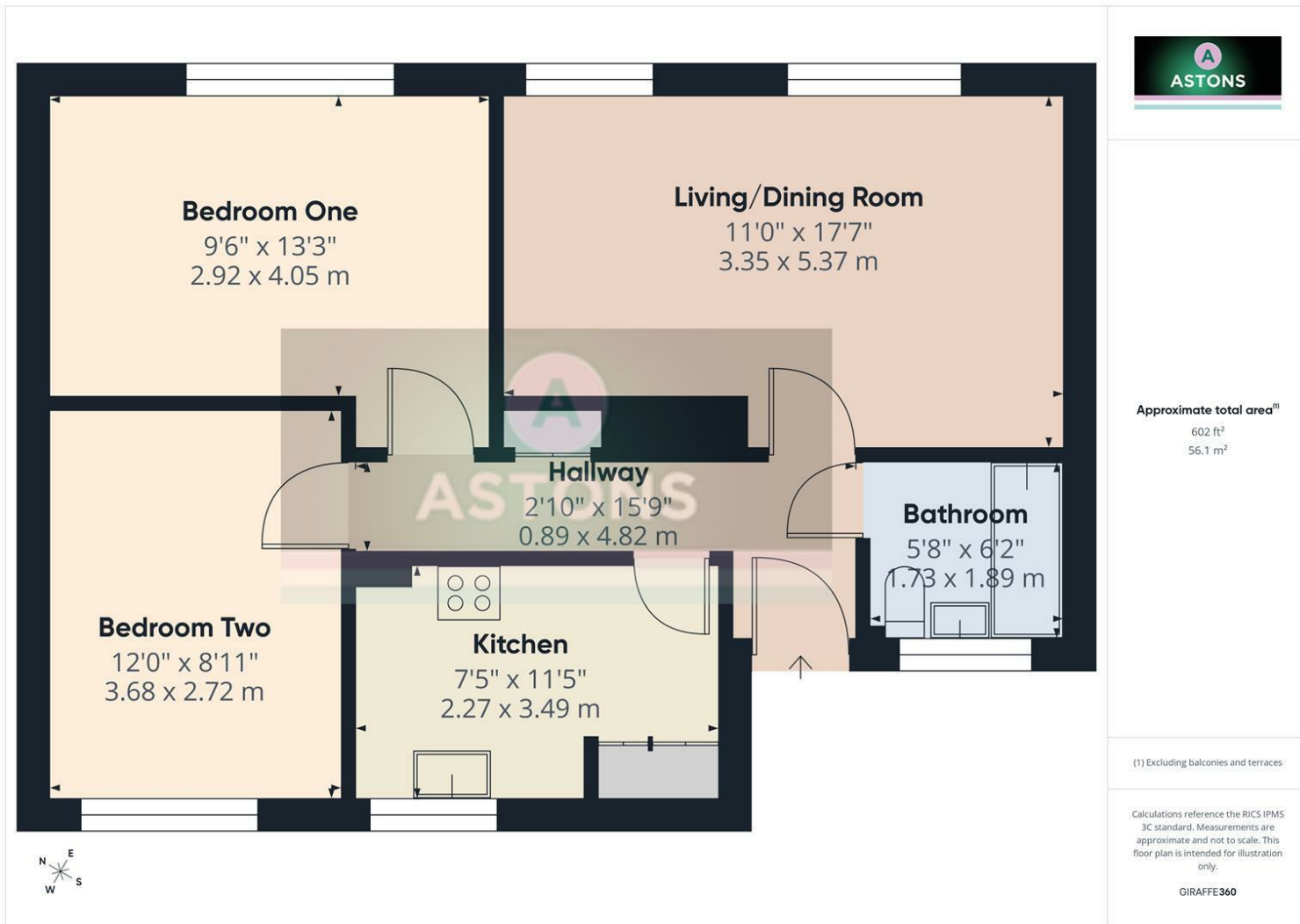
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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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