



**ASTONS**



Hollin Court  
Northgate, West Sussex RH10 8TT

**£160,000**

## Hollin Court, Northgate, West Sussex RH10 8TT

Astons are pleased to offer to the market this ground floor one bedroom flat. The property is centrally located on the edge of the Manor Royal industrial estate, between Crawley town centre and Gatwick airport, making it ideal for commuters or investment buyers. The property has a separate fitted kitchen with built in oven and hob, and a white bathroom suite. There is a good sized parking area to the rear of the building. The property is being offered to the market with no onward chain.

### Lounge/Diner

Wooden front door with obscured glass, double glazed window to front aspect, electric heating, door to;

### Hallway

Storage cupboard, doors to;

### Kitchen

Fitted with a range of floor and eye level units, inset stainless steel sink with drainer, electric cooker, electric hob with tiled splash back and stainless steel extractor hood, space and plumbing for washing machine and dishwasher, obscured double glazed window to rear aspect, airing cupboard, tiled flooring, coving.

### Bedroom

Double glazed window to rear aspect, electric heating, coving.

### Bathroom

White suite comprising of w/c, panel enclosed bath with electric shower, pedestal hand basin, extractor fan, tiled walls, vinyl flooring.

### Communal Parking

Communal parking to the rear of the property.

### 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.

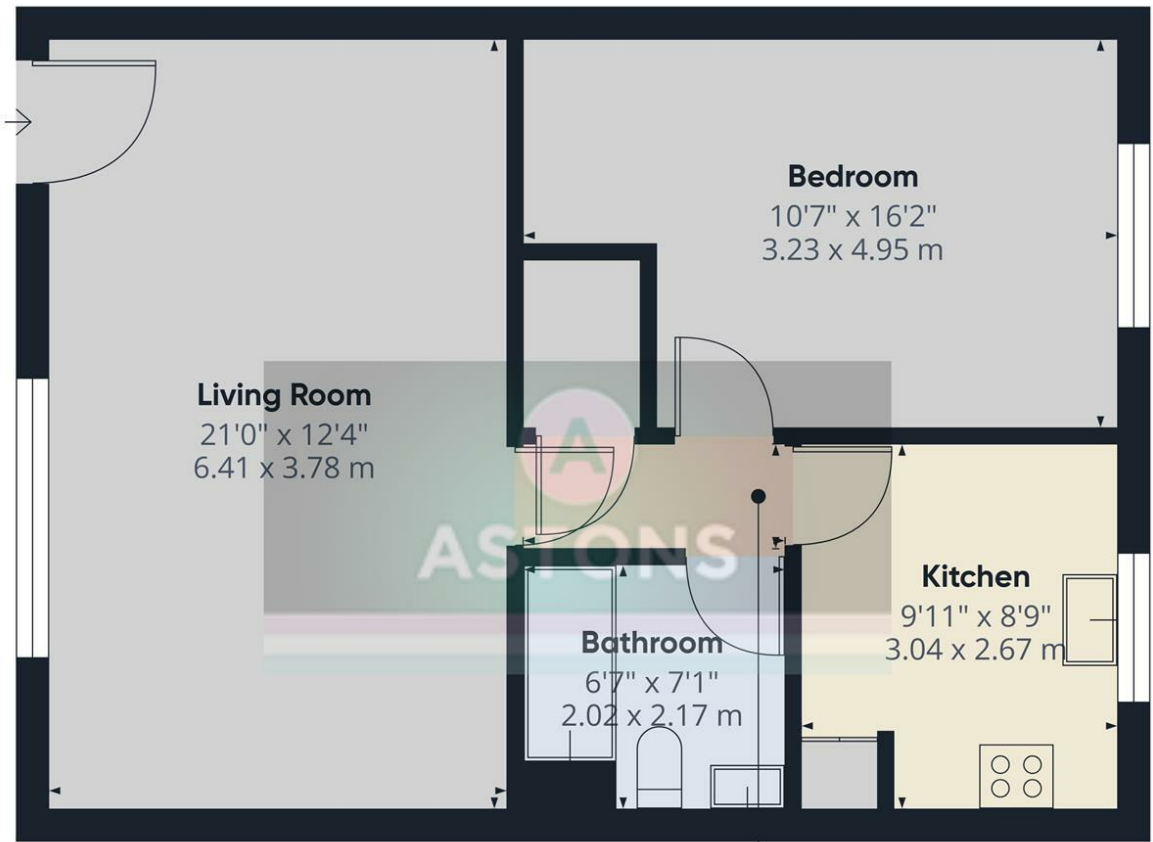
### Disclaimer

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.



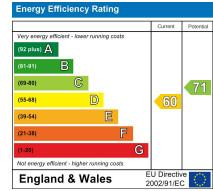
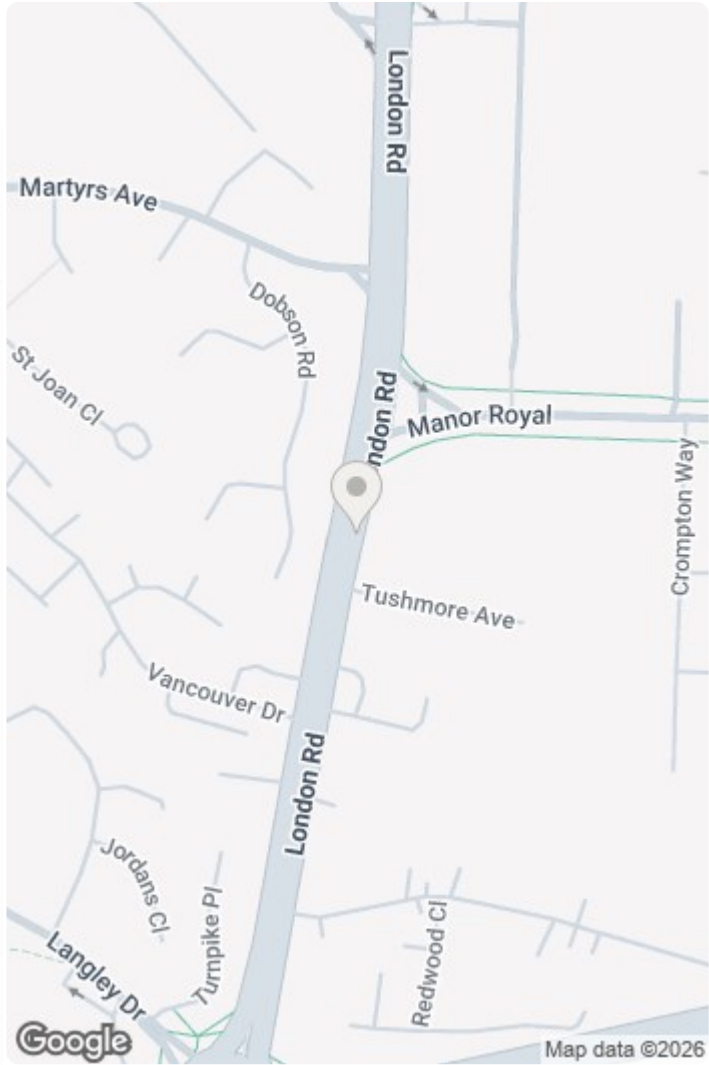


Approximate total area<sup>(1)</sup>  
582 ft<sup>2</sup>  
54.1 m<sup>2</sup>

(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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