



Somerley Drive
Crawley, RH10 3SY

Offers In Excess Of £250,000

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Astons are delighted to market this stylish and well presented two bedroom apartment located within the popular residential area of Forge Wood. Inside this wonderful property features a light and airy lounge/kitchen-dining room, a fitted bathroom, two good sized bedrooms and ample storage. Additional benefits of this apartment include upvc double glazing, gas central and a car port offering parking for one vehicle.

Hallway

Front door opening to entrance hallway, radiator, access to storage/airing cupboard, doors to:

Lounge/Kitchen Dining Room

Light and airy room with feature 'Juliette' balcony, with access to boiler cupboard, radiator, fitted kitchen with a range of units at base and eye level, space, power and plumbing for washing machine, dishwasher and fridge-freezer, integrated cooker with gas hob and stainless steel extractor hood, stainless steel sink with mixer-tap and drainer, tiled floor to kitchen.

Bathroom

Bedroom One

Double glazed window to front aspect, radiator.

Bedroom Two

Double glazed window to front aspect, radiator.

Car Port

Located at the back of the block with gated access.

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.

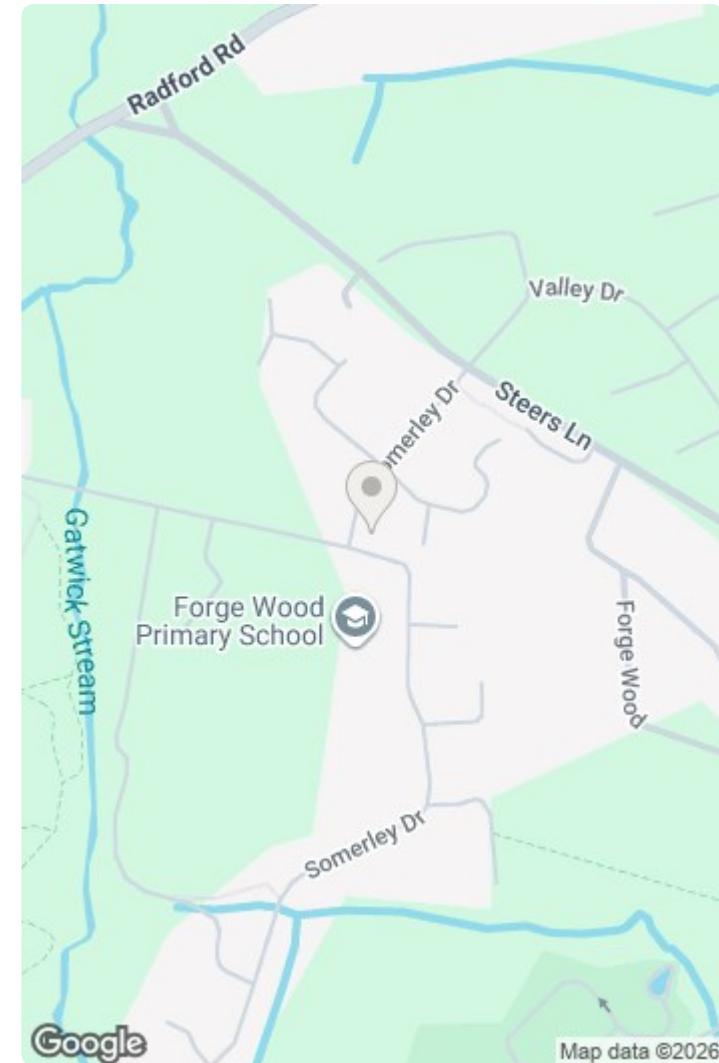
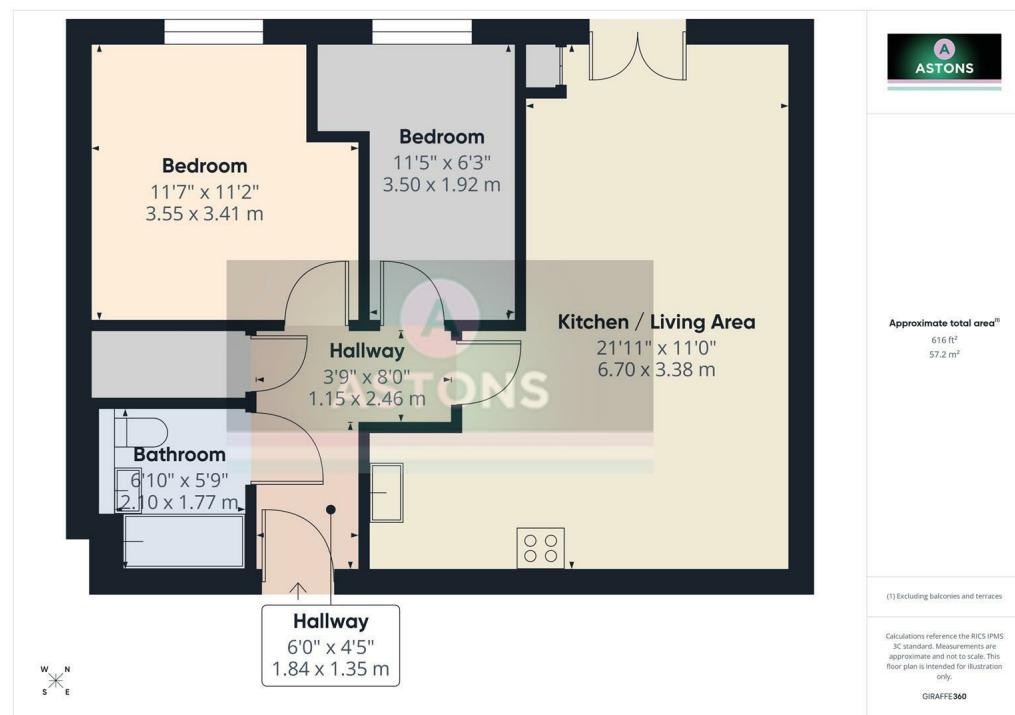
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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.





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			

