ASTONS

Johnson Walk
Crawley, RH10 5AU

£175,000

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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.

Situated in a vibrant area, this flat benefits from easy access to local amenities, including shops, parks, and public transport links, making it an ideal choice for those who appreciate both tranquillity and connectivity. Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity to

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.

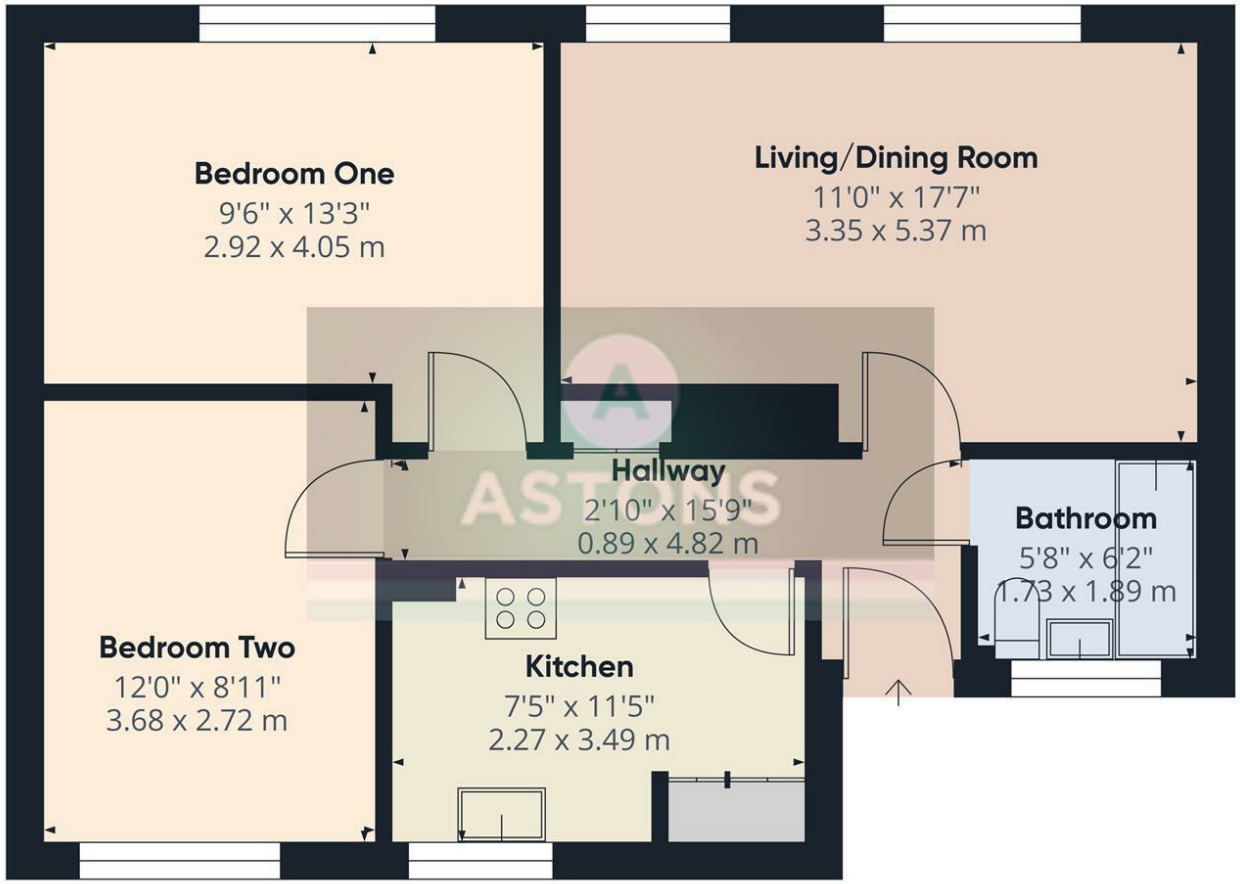
Bedroom One
Double glazed window to the front, radiator.

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.

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)

602 ft²

56.1 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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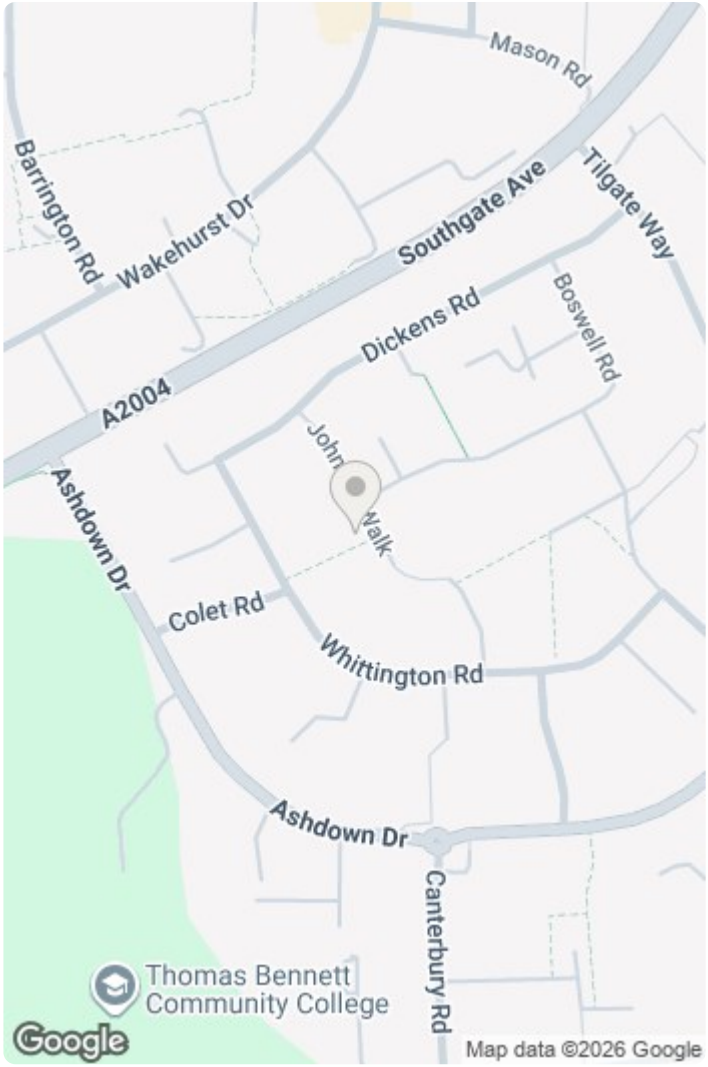

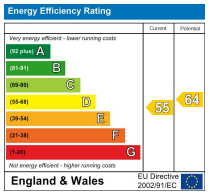

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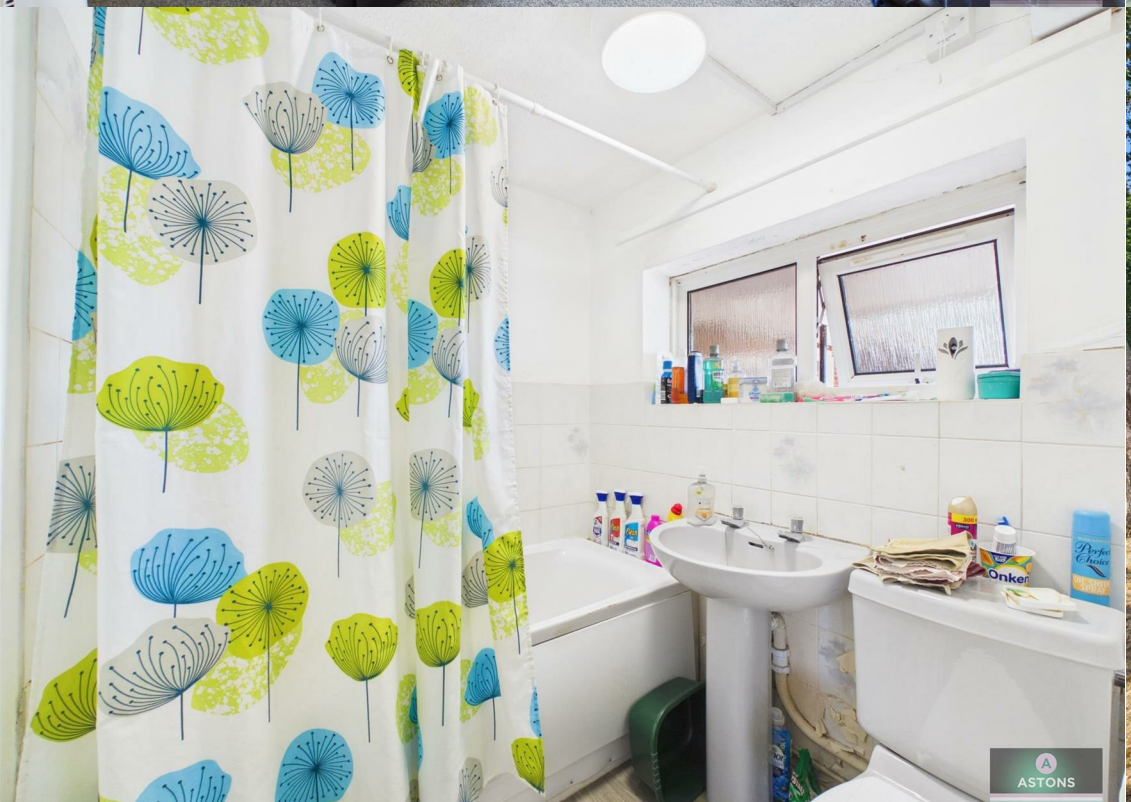
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