



ASTONS



Page Court
Crawley, West Sussex RH10 1AT

£208,000

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Astons are delighted to market this fourth floor, two bedroom apartment situated within the popular Pembroke Park development, located in the heart of Crawley and within walking distance of the town center and Three Bridges mainline train station. Inside this stylish flat features a light and airy lounge/dining, a fitted kitchen, a fitted bathroom and two good sized bedrooms with bedroom one boasting a fitted en-suite. Additional benefits of this property include gas central heating, double glazed windows, a private balcony and an underground allocated parking space.

Entrance Hallway

Front door opening to entrance hallway, with fitted unit and with access to airing cupboard, doors to:

Lounge/Dining Room

Light and airy room with double glazed sliding patio doors with bespoke shutters to wrap round balcony, tiled and wood effect laminate flooring, access to fitted unit, opening to:

Kitchen

Fitted with a range of units to base and eye level, space, power and plumbing for washing machine, dishwasher and fridge-freezer, integrated cooker with electric hob, stainless steel sink with mixer-tap and drainer, part tiled walls, tiled floor, double glazed window with bespoke shutters to rear aspect.

Bathroom

Fitted white three piece suite comprising of w/c, wash hand basin with mixer-tap, enclosed bathtub with mixer-tap and shower unit, part tiled walls, vinyl floor, extractor fan, heated towel rail.

Bedroom One

With dual aspect double glazed windows to front aspect with bespoke shutters, feature curved wall radiator, fitted wardrobe, door to:

En-Suite

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

Bedroom Two

With double glazed window to front aspect with bespoke shutters, feature curved wall radiator, fitted wardrobe.

Underground Parking

This property features an underground allocated parking space.

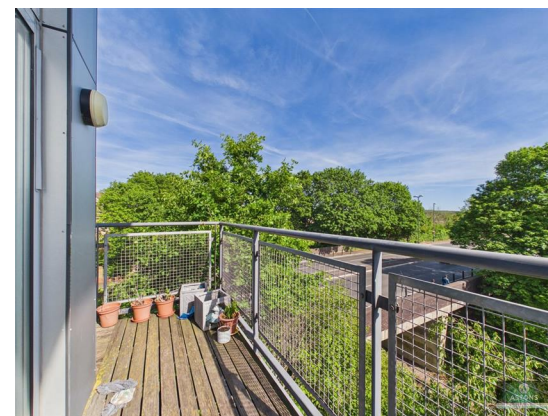
Anti Money Laundering

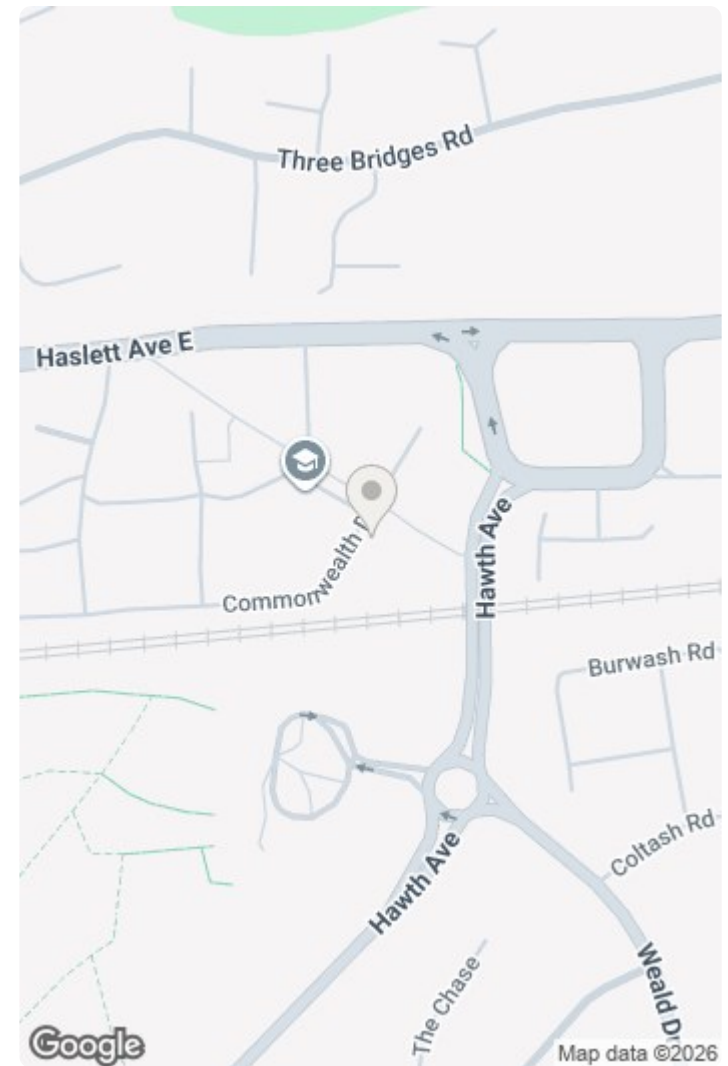
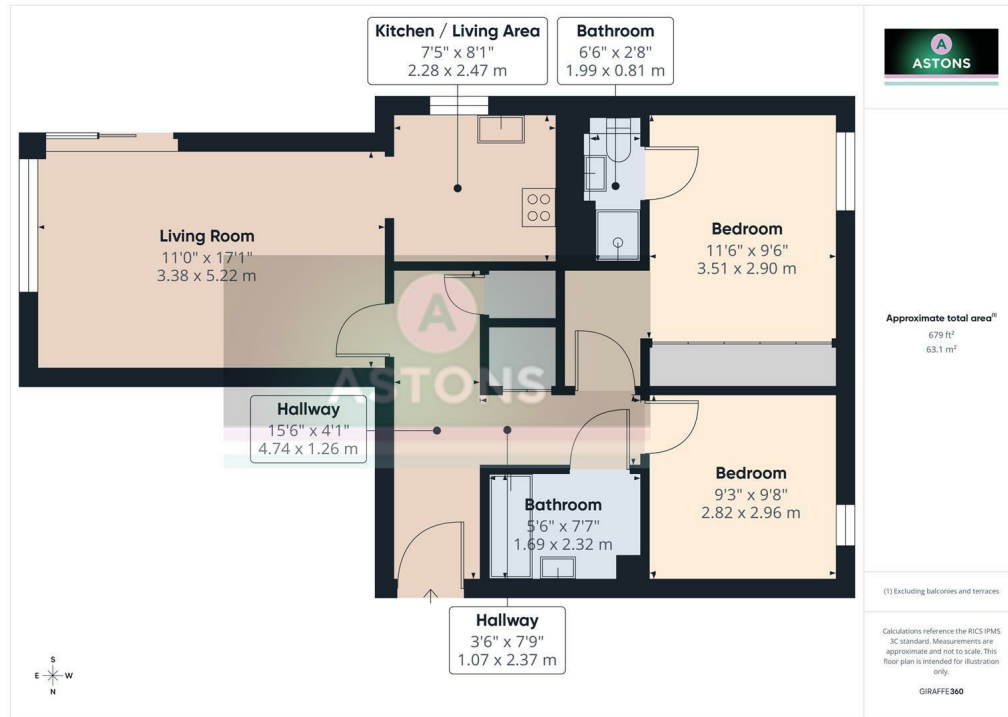
In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity 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	Maximal
<p>Very energy efficient - lower running costs</p>			
71-78	A		
69-70	B		
64-68	C	78	79
55-63	D		
49-54	E		
41-48	F		
31-40	G		
<p>Not energy efficient - higher running costs</p>			
England & Wales		EU Directive 2002/91/EC	

