



Kenilworth Close
Crawley, West Sussex RH11 9PY

£210,000

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Astons are delighted to market this well presented one bedroom house, situated within the popular residential area of Broadfield, close to local amenities and transport links. Inside this property features a light and airy lounge/dining room, a fitted kitchen, a fitted bathroom and a good sized bedroom. Additional benefits of this property include gas central heating, upvc double glazing and a charming front garden, this house is offered to market with no onward chain.

Entrance Porch

Front door opening to porch, folding door to inner storage, obscure front door to:

Lounge/Dining Room

Double glazed window to front aspect, radiator, access to under stairs cupboard, stairs to first floor, opening to:

Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, cooker and under counter fridge, stainless steel sink with drainer, part tiled walls, wall mounted gas fire boiler, double glazed window to front aspect.

Landing

With doors to:

Bedroom

Double glazed windows to front aspect, radiator.

Bathroom

Fitted suite comprising of w/c, wash hand basin with pedestal, enclosed bathtub, part tiled walls, radiator, access to airing cupboard, obscure double glazed window to front aspect.

To The Front

With patio path to front door, lawn front garden, fence enclosed.

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.





