



Trist Way  
Crawley, West Sussex RH11 0LX

**£240,000**

## Trist Way, Crawley, West Sussex RH11 0LX

Astons are delighted to market this charming two bedroom ground floor apartment, situated within the wonderful residential area of Ifield Green. Inside this superb property features an excellent sized lounge/dining room which flows perfectly onto a refitted kitchen, the apartment boasts two good sized bedrooms both with in-built wardrobes, there is also access to a refitted shower-room. Additional benefits of this property include gas central heating, double glazed windows and an allocated parking space. Offered to market with no onward chain.

### Hallway

Front door opening to entrance hallway which features double glazed window to side aspect, access to storage cupboard, radiator, doors to:

### Lounge/Dining Room

Excellent sized, light and airy room with double glazed bay window to front aspect, radiators, opening to:

### Kitchen

Refitted with a range of integrated appliances including fridge-freezer, dishwasher, washing machine and cooker with gas hob and stainless steel extractor hood, stainless steel sink with mixer-tap and drainer, wall mounted gas fire boiler, wood effect vinyl floor, double glazed window to rear aspect.

### Bedroom One

With double glazed window to front aspect, radiator, access in-built wardrobe.

### Bedroom Two

With double glazed patio door opening to communal grounds, radiator, access to in-built wardrobe.

### Shower-Room

Refitted white three piece suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, walk in shower with shower unit, heated towel rail, extractor fan, part tiled walls, wood effect vinyl floor.

### 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.

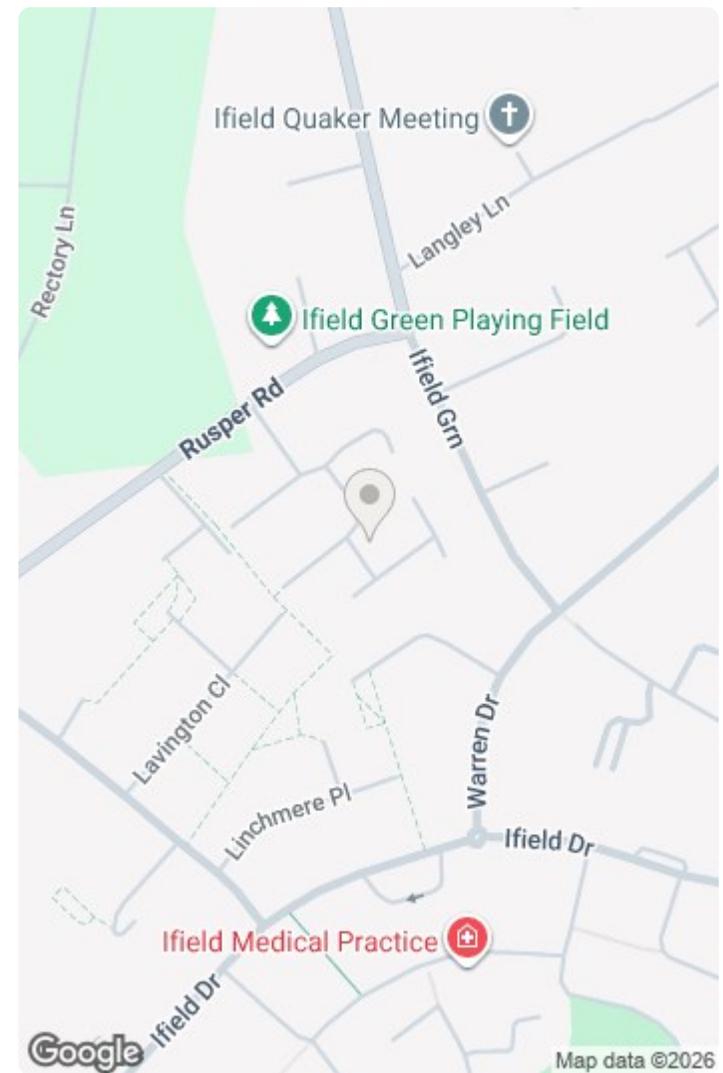
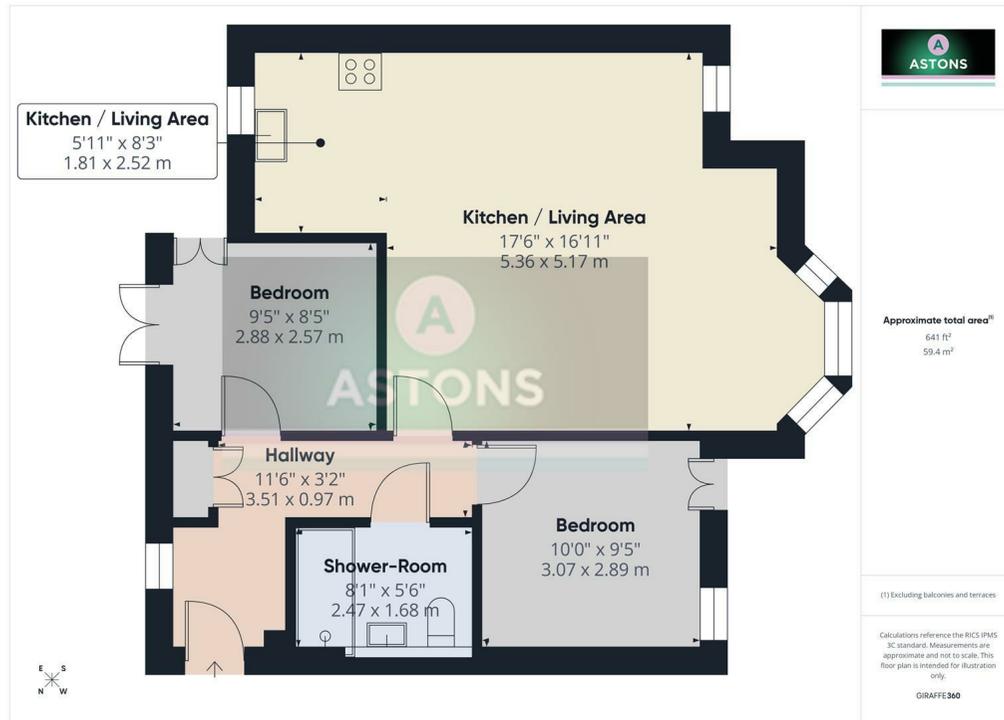
### Disclaimer

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	A		
B			
C		78	79
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

