



Hollin Court  
Northgate, WEST SUSSEX RH10 8TT

**£145,000**

## Hollin Court, Northgate, WEST SUSSEX RH10 8TT

Astons are pleased to offer to the market this ground floor one bedroom flat. The property is centrally located on the edge of the Manor Royal industrial estate, between Crawley town centre and Gatwick airport, making it ideal for commuters or investment buyers. The property has a fitted kitchen area with built in oven and hob, and a refurbished white bathroom suite. The property is being offered to the market with no onward chain.

### Living Room/Kitchen

Two double glazed windows, obscured double glazed front door, wall mounted electric Dimplex heater, built in cupboard, kitchen area with fitted base and eye level units with work surface over and tiled splashbacks, stainless steel sink with a mixer tap and drainer, built in oven with a gas hob over, unit housing the gas fired water heater, space for a fridge/freezer and washing machine, breakfast bar divide to living area.

### Bedroom

Double glazed bay window to the front, built in cupboard.

### Bathroom

White suite comprising a panel enclosed bath with a separate electric shower unit over, pedestal hand basin, wc, part tiled walls, obscured double glazed window, wall mounted electric heater.

### Outside

There is car park area to the rear of the building providing parking for residents and visitors.

### 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.



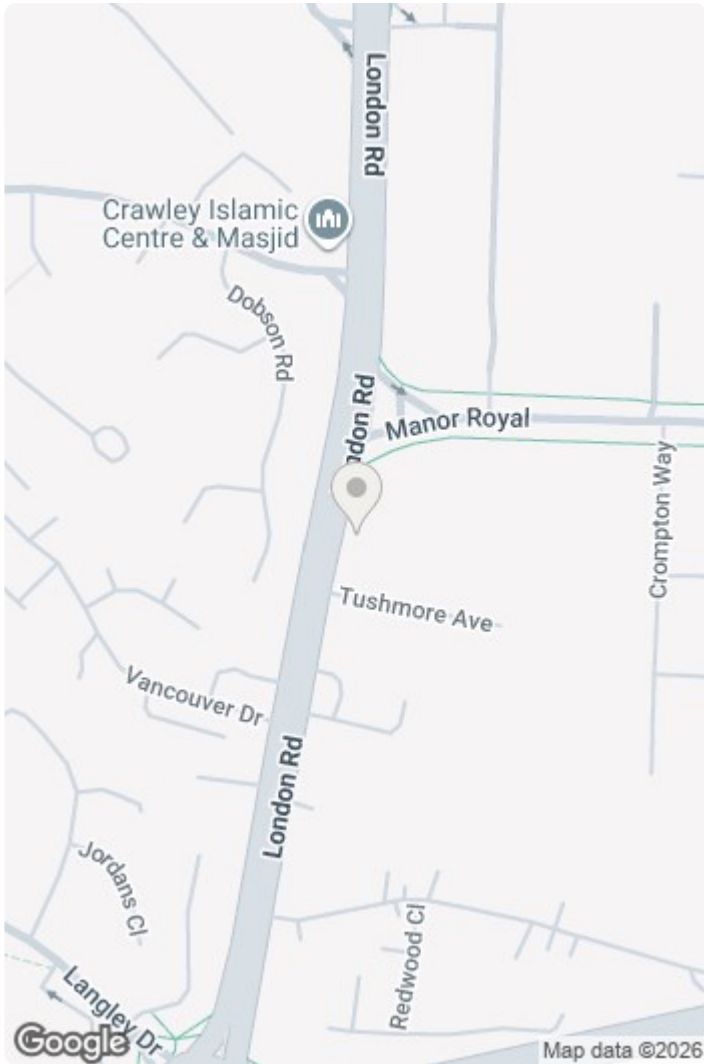


Approximate total area<sup>(1)</sup>  
322 ft<sup>2</sup>  
30 m<sup>2</sup>

(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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
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	

