



ASTONS



Oak Way  
Crawley, West Sussex RH10 8HY

Offers In The Region Of £225,000

## Oak Way, Crawley, West Sussex RH10 8HY

Astons are delighted to market this refurbished two double bedroom, second floor apartment, located in the popular residential area of Northgate. Located within the heart of Crawley, walking distance to the town centre, leisure park, local schools, parks and transport links including Crawley train station. Inside this spacious property comprises of a light and airy lounge/dining room, a refitted kitchen, two balconies, two double bedrooms and a refitted shower-room. Additional benefits of this flat include ample storage, double glazing and gas central heating. This property is offered to market with no onward chain.

### Entrance Hall

Front door opening to hallway which comprises of wood effect laminate flooring, radiator, access to airing cupboard and storage cupboards, doors to:

### Lounge/Dining Room

With wood effect laminate flooring, radiator, double glazed sliding patio door to balcony.

### Kitchen

Refitted with a range of units at base and eye level, space, power and plumbing for washing machine and fridge-freezer, integrated cooker, stainless steel sink with drainer, part tiled walls, access to cupboard, double glazed windows to rear aspect, double glazed patio door to balcony.

### Bedroom One

With double glazed windows to front aspect, radiator, access to in-built cupboard.

### Bedroom Two

With double glazed windows to rear aspect, radiator, access to in-built cupboard.

### Shower-room

Refitted three piece suite comprising of wash hand basin with pedestal, walk in shower with shower unit, w/c, part tiled walls, vinyl floor, obscure double glazed window to rear aspect.

### 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.

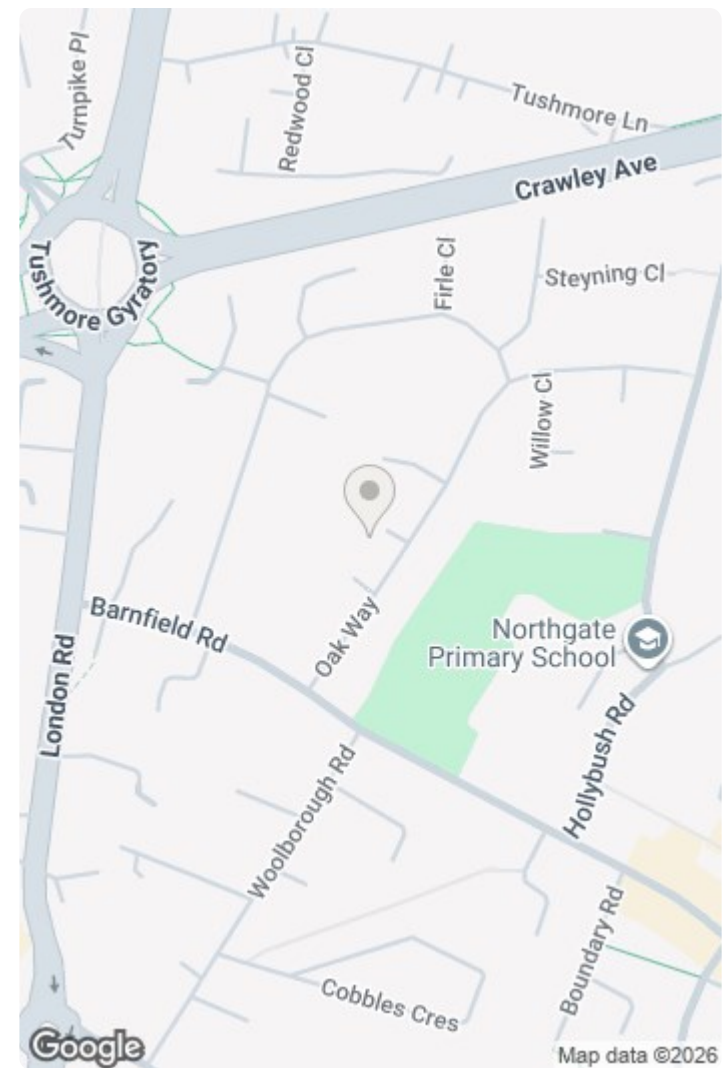
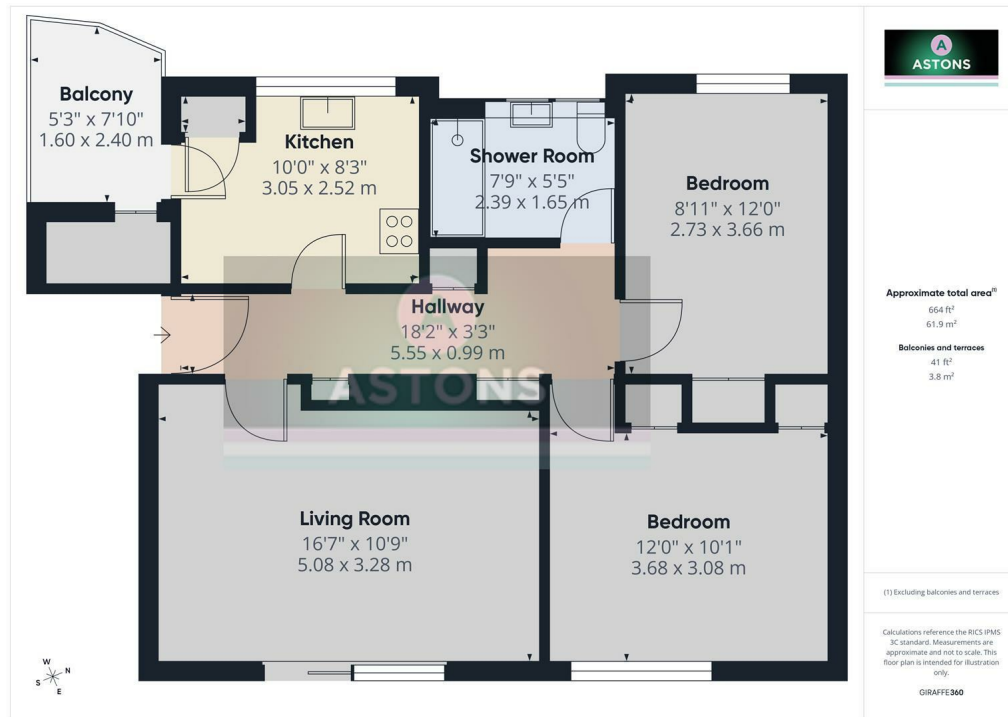
### Disclaimer

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		
Band	Current	Potential
A		
B		
C		
D		
E		
F		
G		

Net energy efficient - lower running costs

Net energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

