ASTONS

Grove Court
Three Bridges, RH10 1BY

£200,000

Welcome to this charming flat located in the desirable area of Grove Court, Three Bridges. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a cosy home.

Upon entering, you will find a well-proportioned reception room that provides a warm and inviting space for relaxation or entertaining guests. The flat features a spacious bedroom, which is perfect for restful nights and personal retreat. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

One of the notable advantages of this property is the availability of parking for one vehicle, a valuable asset in this bustling area. There is also additional visitor parking.

The location itself is a significant draw, with Three Bridges offering a range of local amenities, including shops, cafes, and excellent transport links including a mainline train station with services to London and Brighton. Whether you are commuting to work or exploring the surrounding areas, you will find that this flat is ideally situated to meet your needs.

In summary, this flat in Grove Court is a wonderful opportunity for those looking for a comfortable and well-located home. With its appealing features and convenient parking, it is sure to attract interest. Do not miss the chance to make this lovely property your own. The property is being offered with no onward chain.

Hallway
Intercom entry system, radiator, two cupboards one which houses the refitted gas fired boiler, doors to:

Kitchen/Living Room
Double glazed bay window to the front, radiator, wood flooring, kitchen area with a range of base and eye level fitted units with work surfaces over and tiled splashbacks, inset one and a half bowl stainless steel sink with a mixer tap and drainer, built in stainless steel oven with a gas hob over and stainless steel extractor hood above, integrated fridge/freezer and a washing machine, under unit lighting.

Bedroom
Two double glazed windows to the front, built in wardrobe, radiator, wood flooring.

Bathroom
White suite comprising a panel enclosed bath with a mixer shower unit over, pedestal hand basin with a mixer tap, wc, part tiled walls, heated towel rail, extractor fan, tiled floor.

Communal Grounds
There is a lawned area to the rear of the properties, bicycle storage area, bin store.

Parking
There is a gravelled parking area to the rear of the building where there is an allocated parking space for the flat and additional visitor parking.

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.

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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.
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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.

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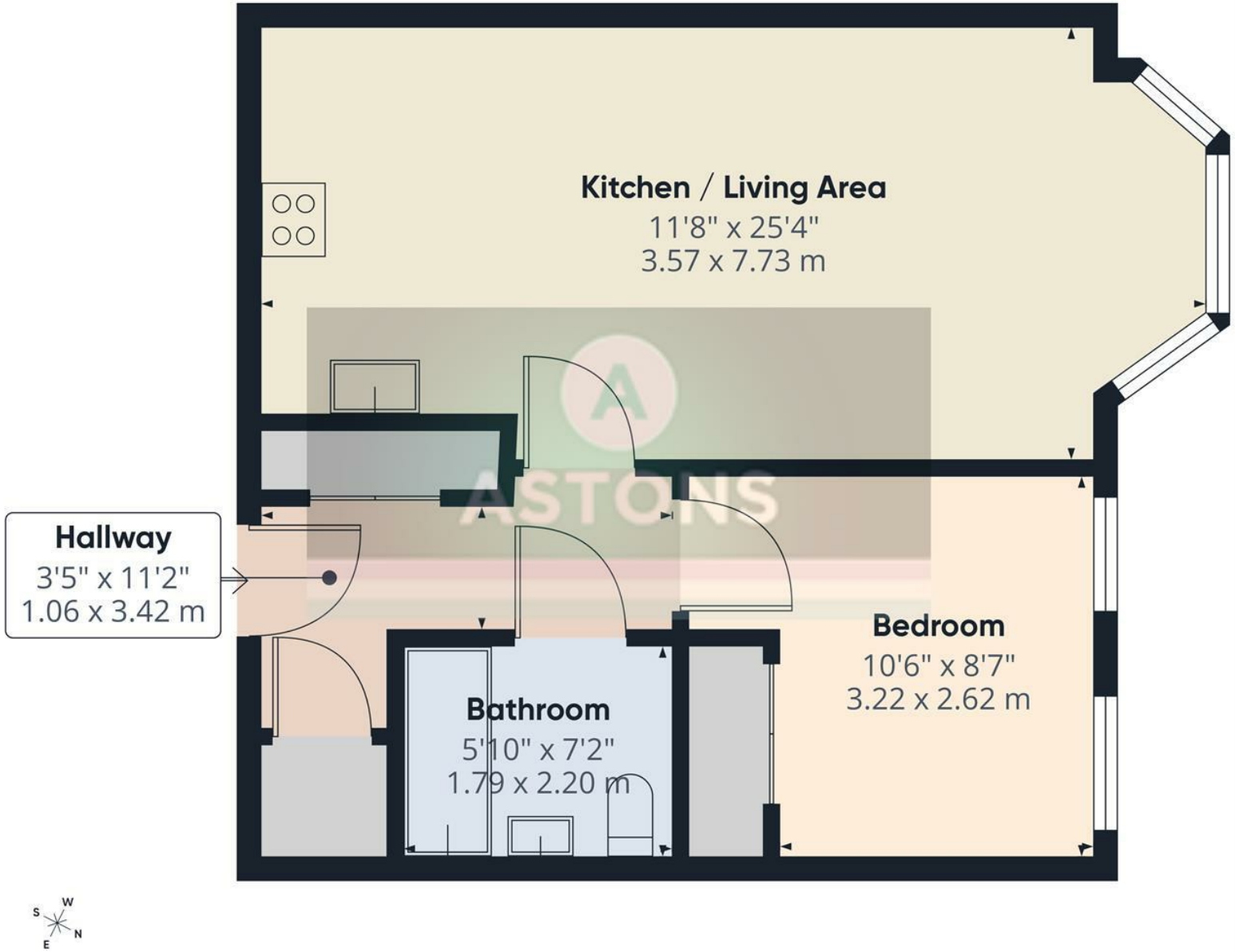

Approximate total area(1)

513 ft²

47.6 m²

(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.

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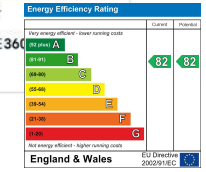

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Astons Sales and Lettings Ltd, 32 High Street, Crawley. RH10 1BW

01293 611999 | www.astons.org | sales@astons.org | lettings@astons.org

Registered address: Bassett House, 5 Southwell Park Road, Camberley, GU15 3PU. Reg No: 05149486 (England and Wales)

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