



Fennel Crescent
Crawley, West Sussex RH11 9DT

Guide Price £165,000

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Astons are delighted to market this well presented one bedroom apartment, situated within the residential area of Broadfield, located within close proximity of transport links and amenities. Inside this stylish property features a light and airy living room, a refitted kitchen, a fitted bathroom and an excellent sized bedroom. Additional benefits of this property include a balcony, gas central heating and double glazed windows.

Hallway

Front door opening to hallway which comprises of radiator and doors to:

Lounge/Dining Room

Light and airy room with dual aspect double glazed windows to front and side aspect, radiator, obscure double glazed patio door opening to balcony.

Kitchen

Refitted with a range of units at base and eye level, integrated fridge, cooker, microwave and under counter freezer, space, power and plumbing for washing machine, stainless steel sink with mixer tap, induction hob, part tiled walls, tiled floor, radiator, double glazed window to rear aspect.

Bathroom

Fitted white three piece suite comprising of w/c, wash hand basin, enclosed bathtub with shower unit, radiator, part tiled walls, wood effect laminate flooring, obscure double glazed window to rear aspect.

Bedroom

With double glazed window to front aspect, radiator, fitted wardrobe, obscure double glazed patio door offer access to balcony.

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.

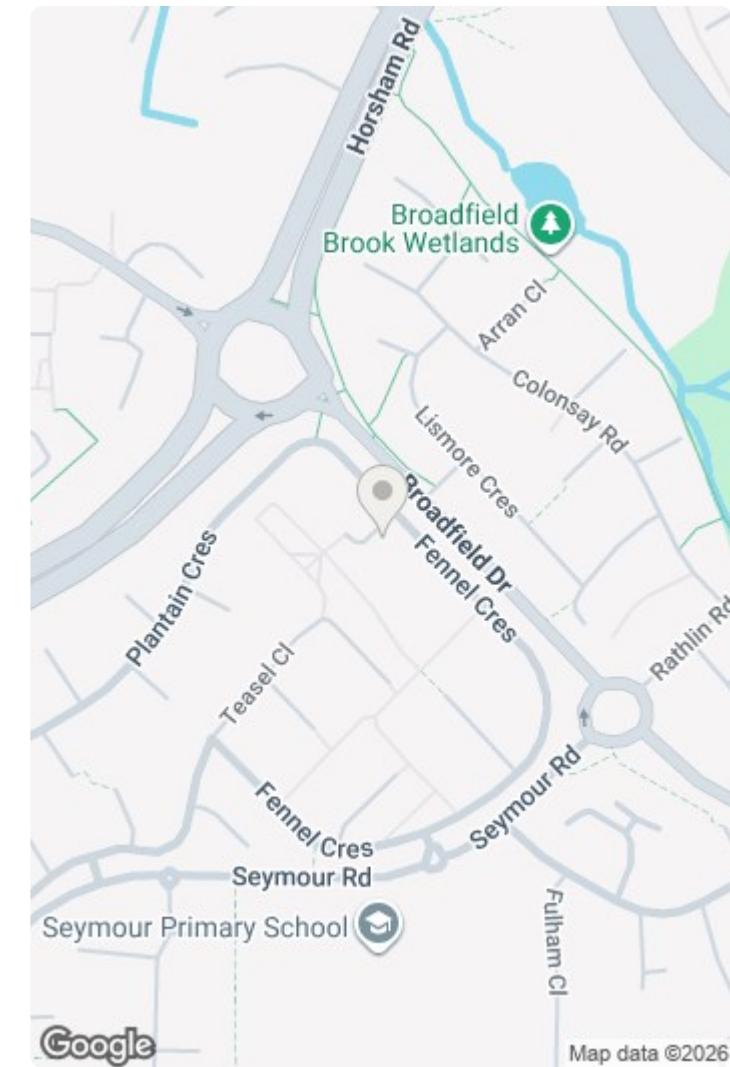
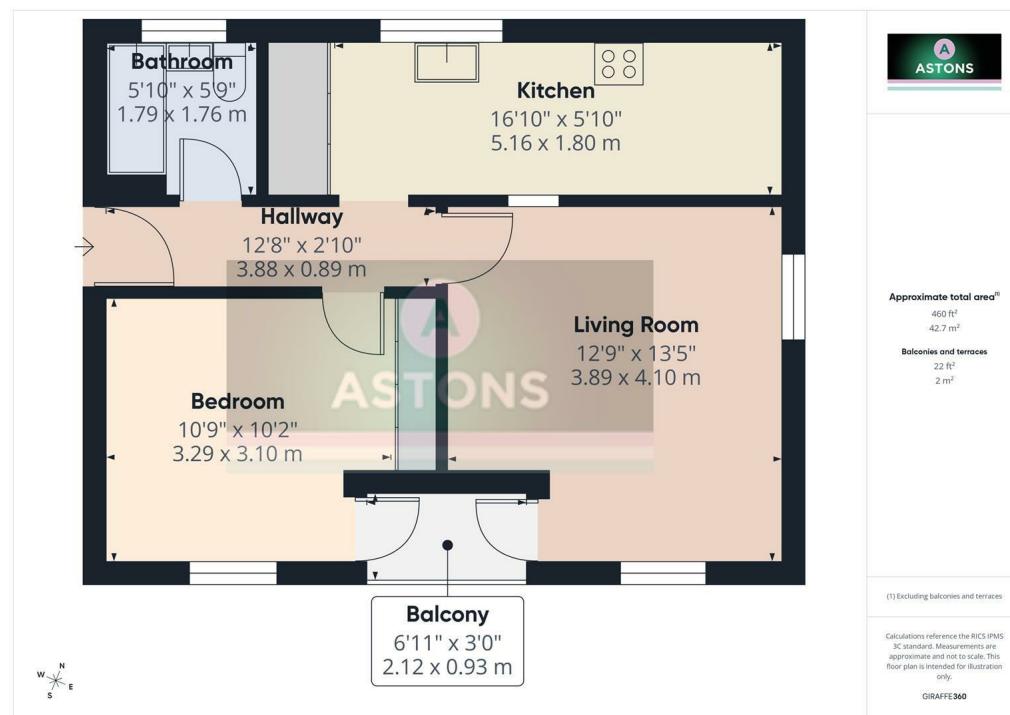
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

