



Russell Way
Crawley, West Sussex RH10 1GW

£265,000

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Astons are delighted to market this incredibly stylish two bedroom apartment within the recently developed Octagon House, ideally situated for the modern profession within close proximity of Three Bridges mainline train station and the town centre. Inside this property benefits from a bright and spacious lounge/kitchen-dining room, a private balcony, a fitted bathroom suite and two good sized bedrooms. Additional benefits of this property include upvc double glazing and two allocated parking spaces.

Hallway

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

Lounge/Kitchen-Dining Room

Light and airy room comprising of a fitted kitchen with a range of units at base and eye level, integrated fridge-freezer, washing machine and cooker with induction hob and extractor fan, wood effect laminate flooring, radiator, access to airing cupboard, double glazed sliding patio door to 'Juilette Balcony', double glazed patio door offer access to private balcony.

Bathroom

Fitted white suite comprising of w/c, wash hand basin with mixer-tap, enclosed bathtub with mixer-tap and shower, heated towel rail, part tiled walls, tiled floor.

Bedroom One

With double glazed windows to side aspect, radiator.

Bedroom Two

With double glazed window to side aspect, radiator.

Allocated Parking

This property comes with two allocated parking spaces.

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.

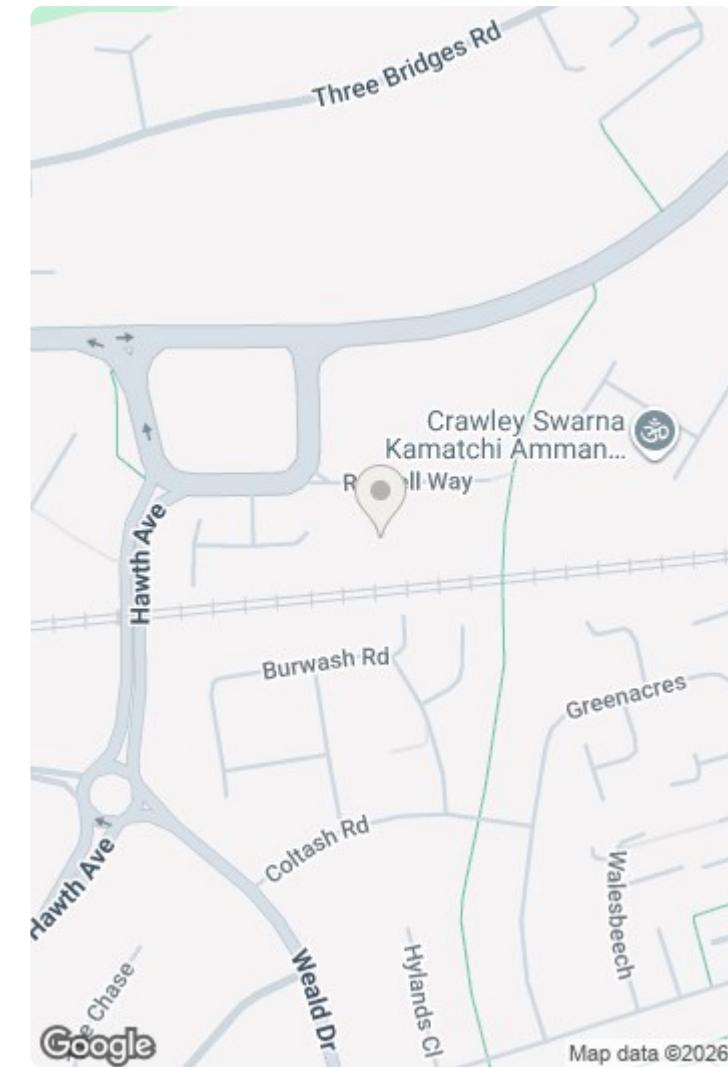
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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			
EU Directive 2002/91/EC		62	62
England & Wales			

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			
EU Directive 2002/91/EC		62	62
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