



ASTONS



Warnham Road  
Crawley, West Sussex RH10 6QS

£185,000

## Warnham Road, Crawley, West Sussex RH10 6QS

Astons are delighted to market this ground floor two bedroom apartment, located within the ever popular residential area of Furnace Green. Inside this property features a light and airy lounge/dining room, two excellent sized bedrooms, a fitted bathroom and fitted kitchen. Additional benefits of this apartment include gas central heating and double glazing, this property is offered to market with no onward chain.

### Hallway

Front door opening to hallway which features tiled floor, radiator, doors to:

### Living Room

Double glazed windows to rear aspect, tiled floor, radiator.

### Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, cooker and fridge-freezer, stainless steel sink with mixer-tap and drainer, part tiled walls, tiled floor, double glazed window to front aspect.

### Bathroom

Fitted white suite comprising of w/c, wash hand basin with mixer-tap and pedestal, enclosed bathtub with mixer-tap, heated towel rail, tiled floor, tiled walls, extractor fan, obscure double glazed window to front aspect.

### Bedroom One

Double glazed window to rear aspect, radiator.

### Bedroom Two

Double glazed window to front aspect, radiator, access to in-built cupboard.

### 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.

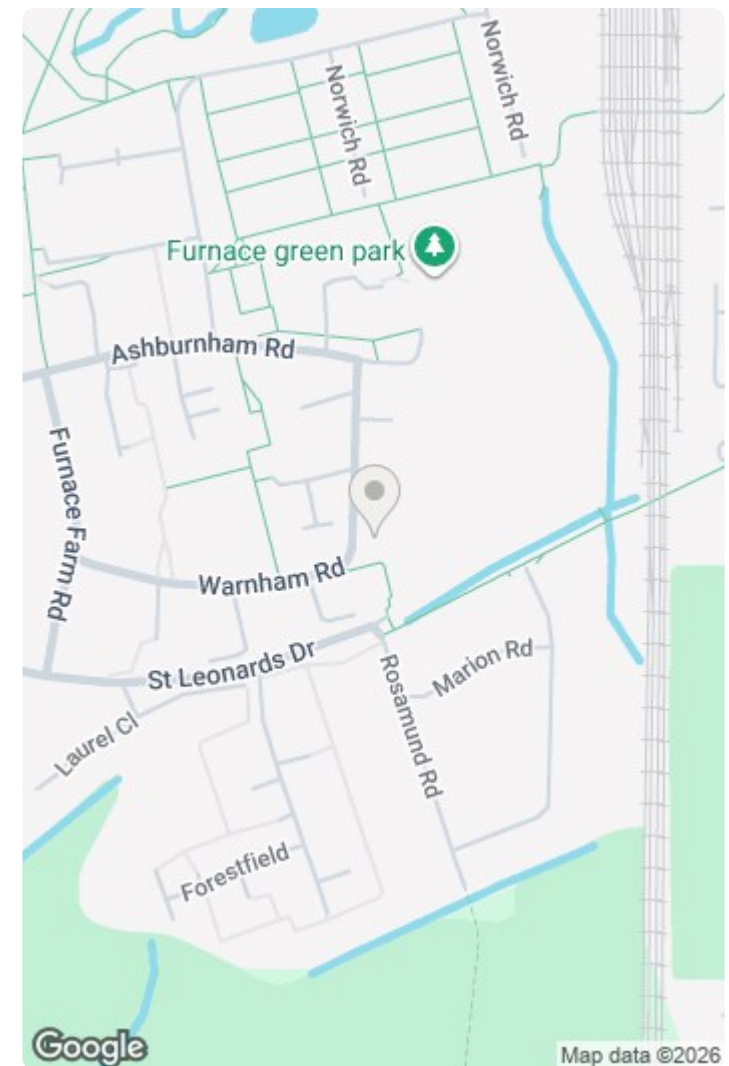
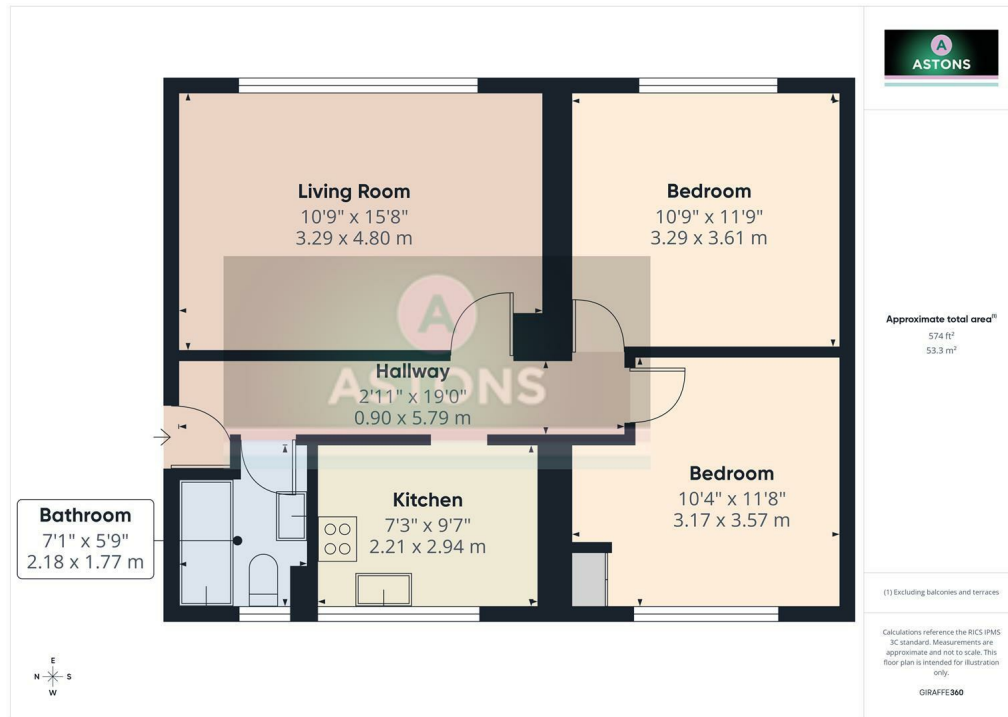
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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
This energy efficient - lower running costs			
21-27k	A		
18-20k	B		
14-17k	C		
11-14k	D	58	70
8-10k	E		
5-7k	F		
1-4k	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

