



ASTONS



Lanercost Road
Crawley, West Sussex RH11 8JN

£139,950

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Astons are delighted to market this charming studio apartment, situated within a sought after and ever popular residential area of Southgate, located within walking distance of various local amenities including, shops, schools, transport links and hospital. Inside this charming property features a light and airy lounge/bedroom, a fitted kitchen and bathroom, and to the front is a private tranquil front garden. Additional benefits of this property include upvc double glazing and an allocated parking space. This studio is offered to market with no onward chain.

Lounge/Bedroom

With double glazed windows to front aspect, wood effect laminate flooring, coving, panel electric heaters, door to:

Hall

Tiled floor, access to airing cupboard, door to:

Kitchen

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

Bathroom

Fitted white three piece suite comprising of w/c, wash hand basin with mixer-tap and pedestal, enclosed bathtub with mixer-tap and shower unit, tiled floor, part tiled walls, obscure double glazed window to rear aspect.

To The Front

Lawn front garden with hedge to borders, patio path leading to communal front door.

Anti Money Laundering

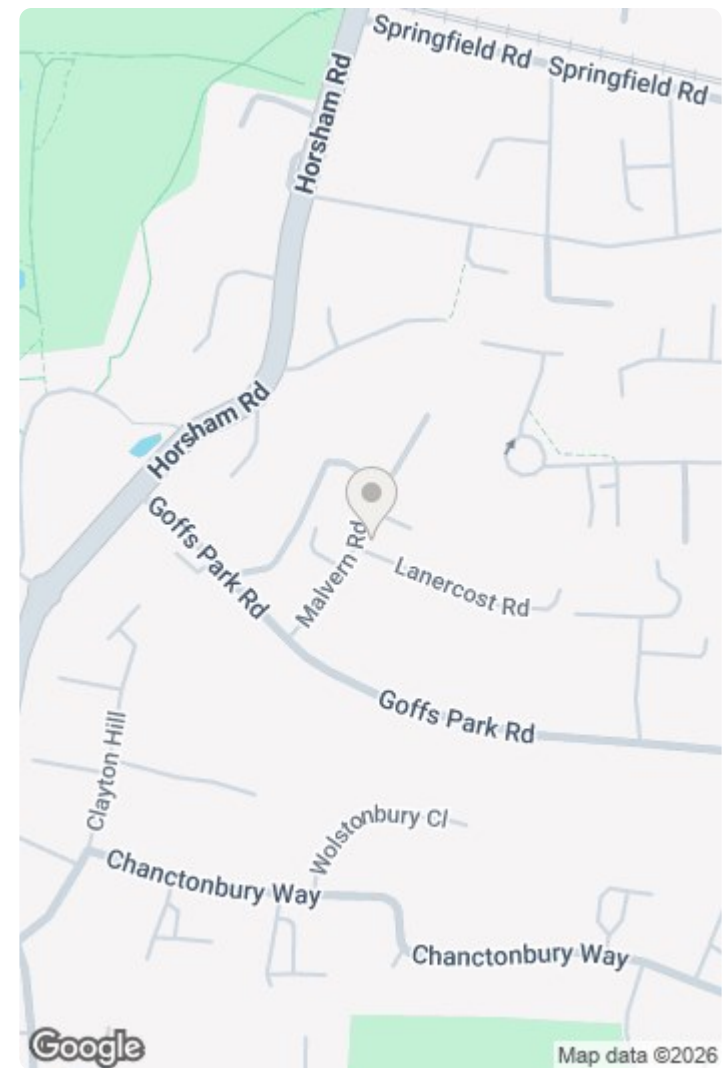
In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity 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			
92-100	A		
81-91	B		
69-80	C		79
55-65	D	62	
49-54	E		
35-48	F		
1-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

