



ASTONS



Maple Green  
Southgate, West Sussex RH11 8FR

£170,000

Astons are pleased to offer this spacious split level one bedroom apartment to the market. The property is centrally located within half a mile of Crawley town centre and train station and benefits from it's individual style with the bedroom situated on the upper mezzanine floor above the living area. The property further benefits from a white shower room suite, electric storage heaters and double glazed windows. Outside there are communal gardens and a large car park with ample parking available. The property is being offered with no onward chain.



### Hallway

Personal front door, storage cupboard, further cupboard housing the hot and cold water tanks, stairs to the first floor, doors to:

### Living/Dining Room

Double glazed window to the front, storage heater, wall lights.

### Kitchen

Range of base and eye level units with work surfaces over and tiled splashbacks, stainless steel sink with drainer, built in oven with hob over and extractor hood above, space for a fridge/freezer and washing machine, double glazed window to the side.

### Shower Room

White suite comprising a shower cubicle with a mixer shower unit, pedestal hand basin, wc, part tiled walls, tiled floor, obscured double glazed window.

### Bedroom

Two double glazed velux windows, storage heater, wall lights.

### Parking

There is a large car park to the rear of the building providing parking for residents and visitors.

### Communal Grounds

To the rear there are communal gardens which are mainly lawned.

### 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

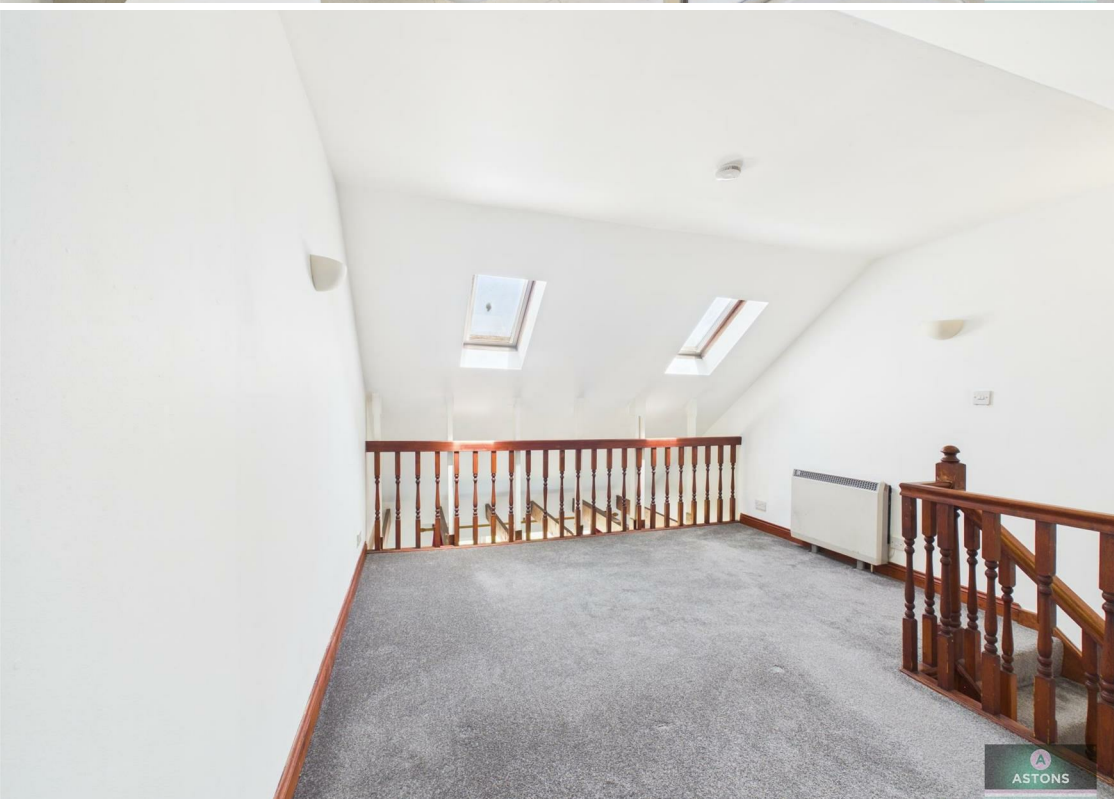
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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.

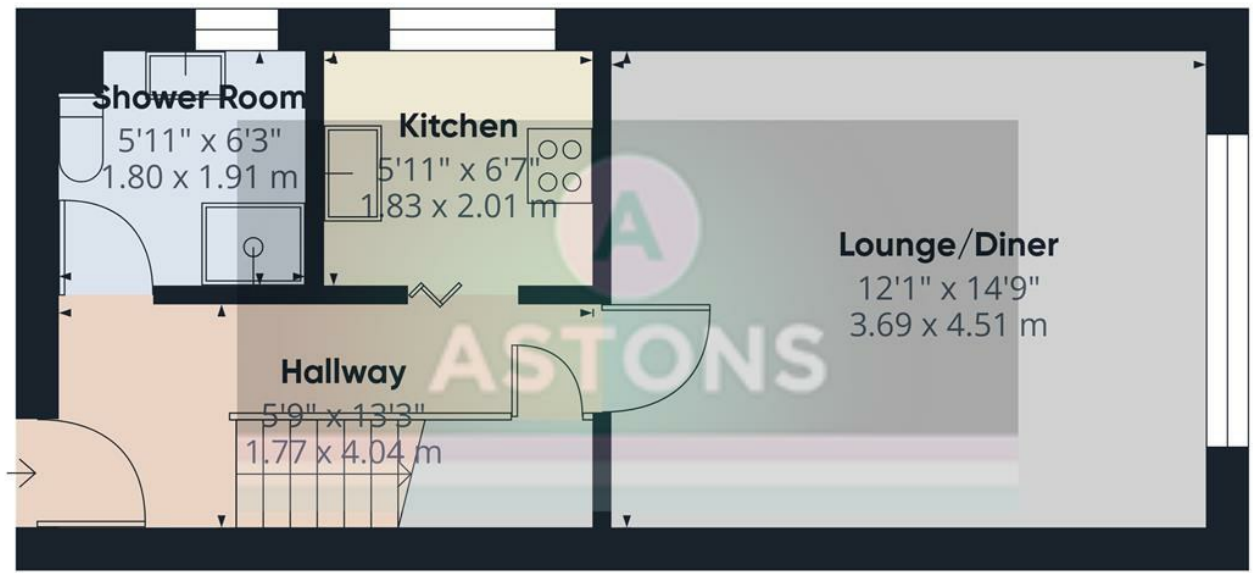
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

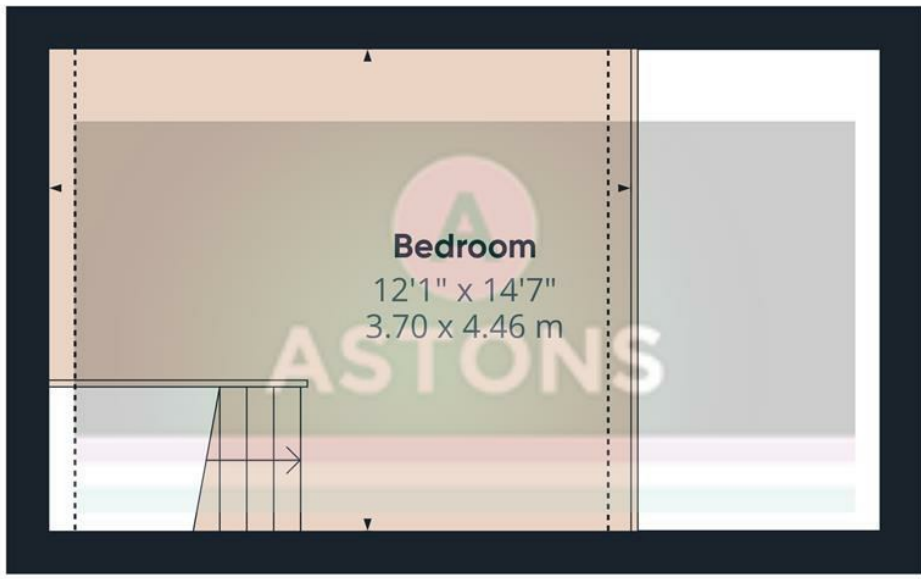
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.







Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
 489 ft<sup>2</sup>  
 45.4 m<sup>2</sup>

**Reduced headroom**  
 17 ft<sup>2</sup>  
 1.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - high running costs	F		
Worst energy efficiency - highest running costs	G		
GIRAFFE 360		67	75
England & Wales			

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Astons Sales and Lettings Ltd, 32 High Street, Crawley. RH10 1BW  
 01293 611999 | [www.astons.org](http://www.astons.org) | [sales@astons.org](mailto:sales@astons.org) | [lettings@astons.org](mailto:lettings@astons.org)

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

