



ASTONS



Walker Road
Maidenbower, West Sussex RH10 7UA

£200,000

Nestled in the desirable area of Maidenbower, this charming flat on Walker Road offers a perfect blend of comfort and convenience. The property has been refurbished and now offers a refitted kitchen and neutral decoration throughout. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a cosy living space. The flat features a welcoming reception room, providing a delightful area for relaxation or entertaining guests.

The property further benefits from a white bathroom suite, electric heating, a renewed lease and upvc double glazed windows. One of the standout features of this property is the ample parking available for two vehicles located to the side of the property.

The location in Maidenbower is particularly appealing, offering a peaceful residential environment while still being within easy reach of local amenities, three bridges mainline train station, local shops, transport links, and green spaces.

This flat presents a wonderful opportunity for anyone looking to establish a home in a friendly community. Whether you are a first-time buyer or seeking a rental investment, this property is sure to meet your needs. Do not miss the chance to make this delightful flat your own. The property is being offered with no onward chain.



Enclosed Porch

Double glazed front door with storm porch over and lockable storage cupboard to the side, door to:

Lounge/Dining Room

Double glazed window to the front, wall mounted electric heater, door to:

Inner Hallway

Cupboard housing the hot water tank, large under stairs cupboard, further cupboard, doors to:

Kitchen

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

Bedroom

Double glazed window to the rear, wall mounted electric heater, built in wardrobe with sliding mirror fronted doors.

Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment, pedestal hand basin with a mixer tap, wc, part tiled walls, extractor fan, heated towel rail, obscured double glazed window.

To The Front

Path to the front door with small garden area to the side.

Parking

There is allocated parking for two cars located to the side of the property.



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.

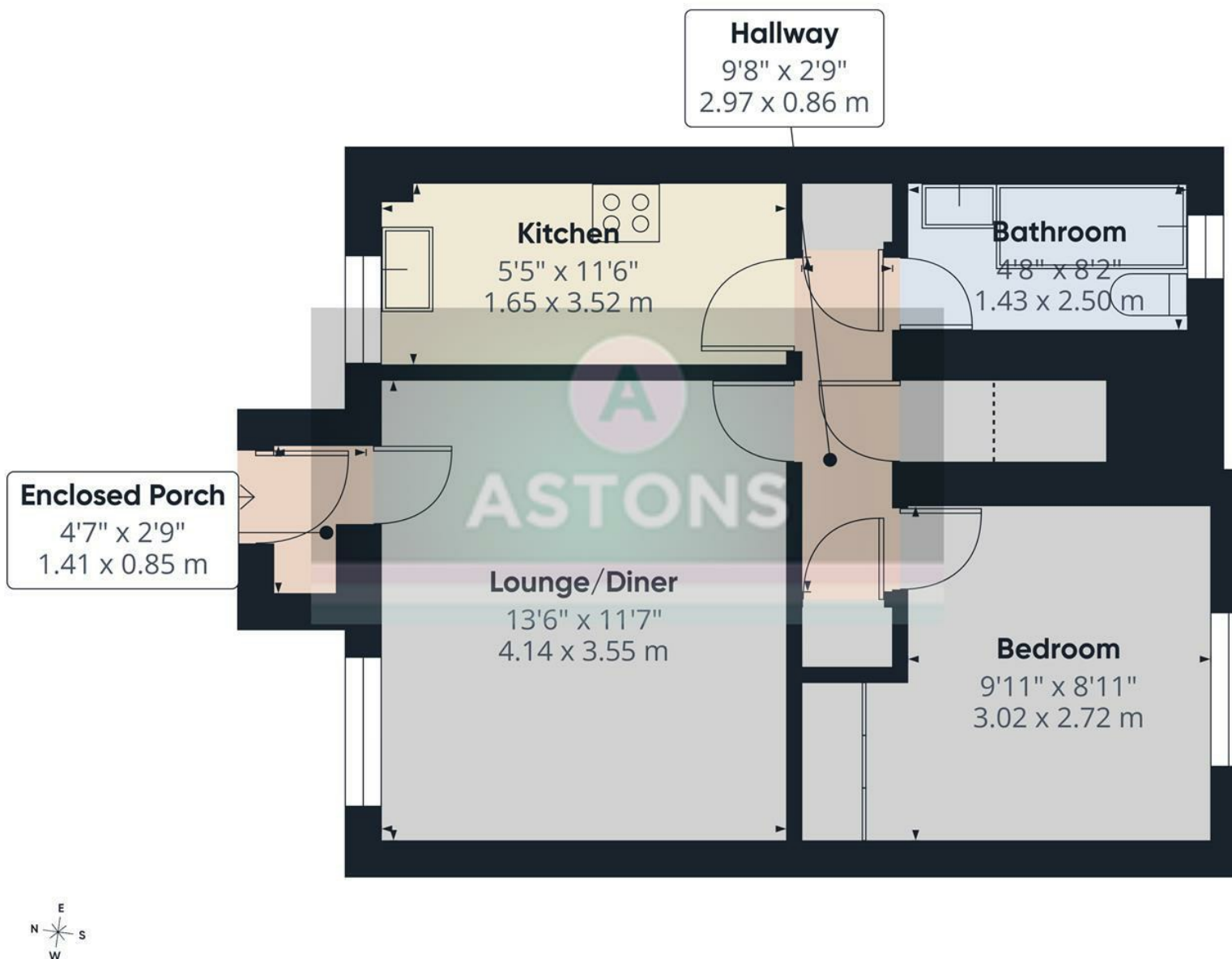
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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.







Approximate total area⁽¹⁾

429 ft²
39.9 m²

Reduced headroom

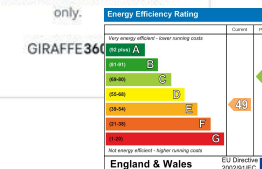
9 ft²
0.9 m²

(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.



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