



ASTONS



Camelot Court
Crawley, West Sussex RH11 0PB

£129,950

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*** Calling all landlords and first time buyers ***

Astons are pleased to offer to the market this well presented studio apartment situated in a popular development within the Ifield West area of Crawley. The property offers a good sized double aspect studio room, fitted kitchen, white bathroom suite, intercom entry system, large communal parking area and communal grounds. This property is offered to market with no onward chain.

Entrance Hallway

Kitchen

Range of base and eye level units with built in oven and four ring hob over and extractor fan above, wood effect work surfaces and tiled splashbacks, space for washing machine and fridge/freezer.

Living Room

Double aspect windows, built in wardrobe, gas heater.

Bathroom

White suite comprising a panel enclosed bath with mixer shower unit, hand basin with tiled splash backs, close coupled w/c, extractor fan.

Communal Parking

Communal parking area to the front 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

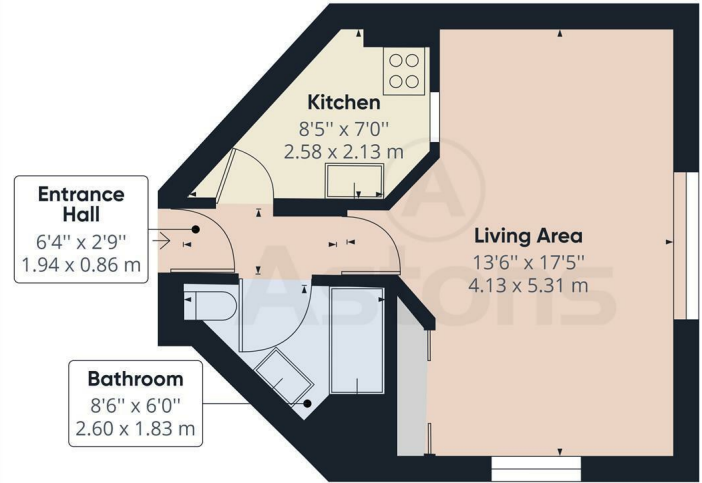
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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



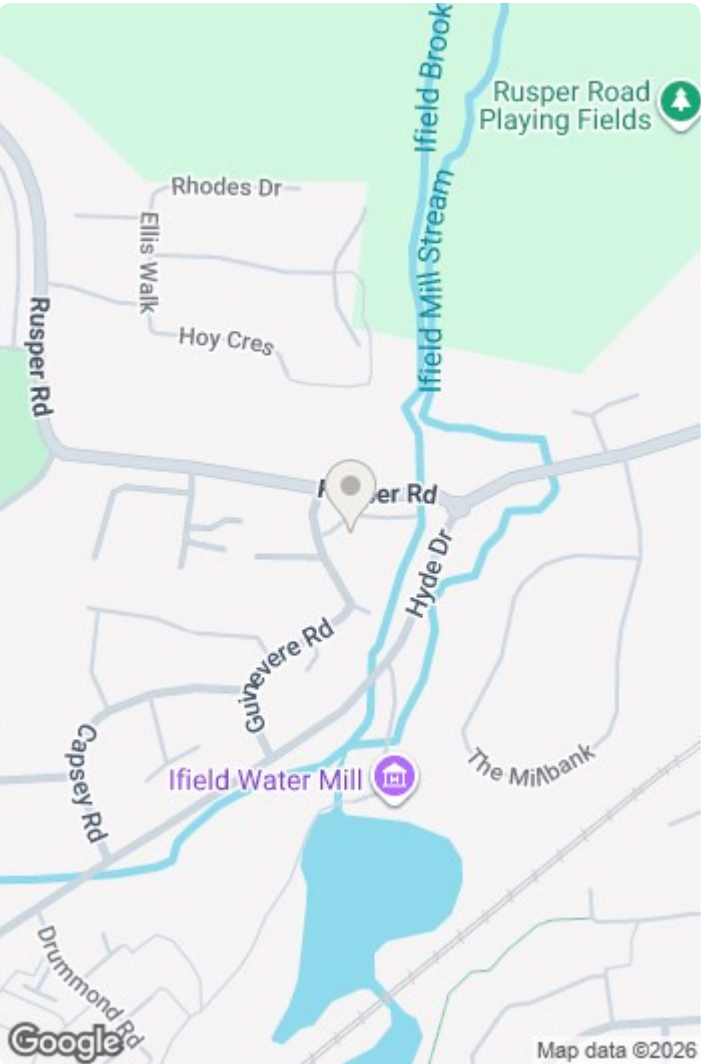


Approximate total area⁽¹⁾
297.26 ft²
27.62 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

QIRAFE360



Energy Efficiency Rating		
Total energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	67	76
49-54 E		
39-48 F		
21-38 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

