ASTONS



Station Hill
Crawley, RH10 7AD

Offers In Excess Of £120,000

Astons are pleased to offer this first floor studio flat to the market. The property is ideal for commuters, being situated within a few minutes walk of Three Bridges mainline station, which offers services to London and Brighton. Nestled in the heart of Crawley on Station Hill, this charming studio apartment offers a perfect blend of comfort and convenience. Ideal for individuals or couples seeking a modern living space, the property features a well-appointed reception room that serves as a versatile area for relaxation and entertaining.

The studio is designed to maximise space, providing a cosy yet functional environment. The bathroom is thoughtfully designed, ensuring both style and practicality for everyday use.

One of the standout features of this property is the availability of parking for one vehicle, a valuable asset in this bustling area. Residents will appreciate the ease of access to local amenities, shops, and transport links, making it an excellent choice for those who commute or enjoy the vibrant lifestyle Crawley has to offer.

This studio apartment is not just a place to live; it is a gateway to a lifestyle filled with convenience and comfort. Whether you are a first-time buyer or looking to invest, this property presents a wonderful opportunity to own a piece of Crawley.







Hallway
Front door, intercom entry system, cupboard, further cupboard which also houses the water heater, doors to:

Studio Room
Double glazed bay window to the front, open through to:

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

Shower Room
Suite comprising a shower cubicle with an electric Triton shower unit, hand basin, wc, part tiled walls, extractor fan, electric wall mounted heater.

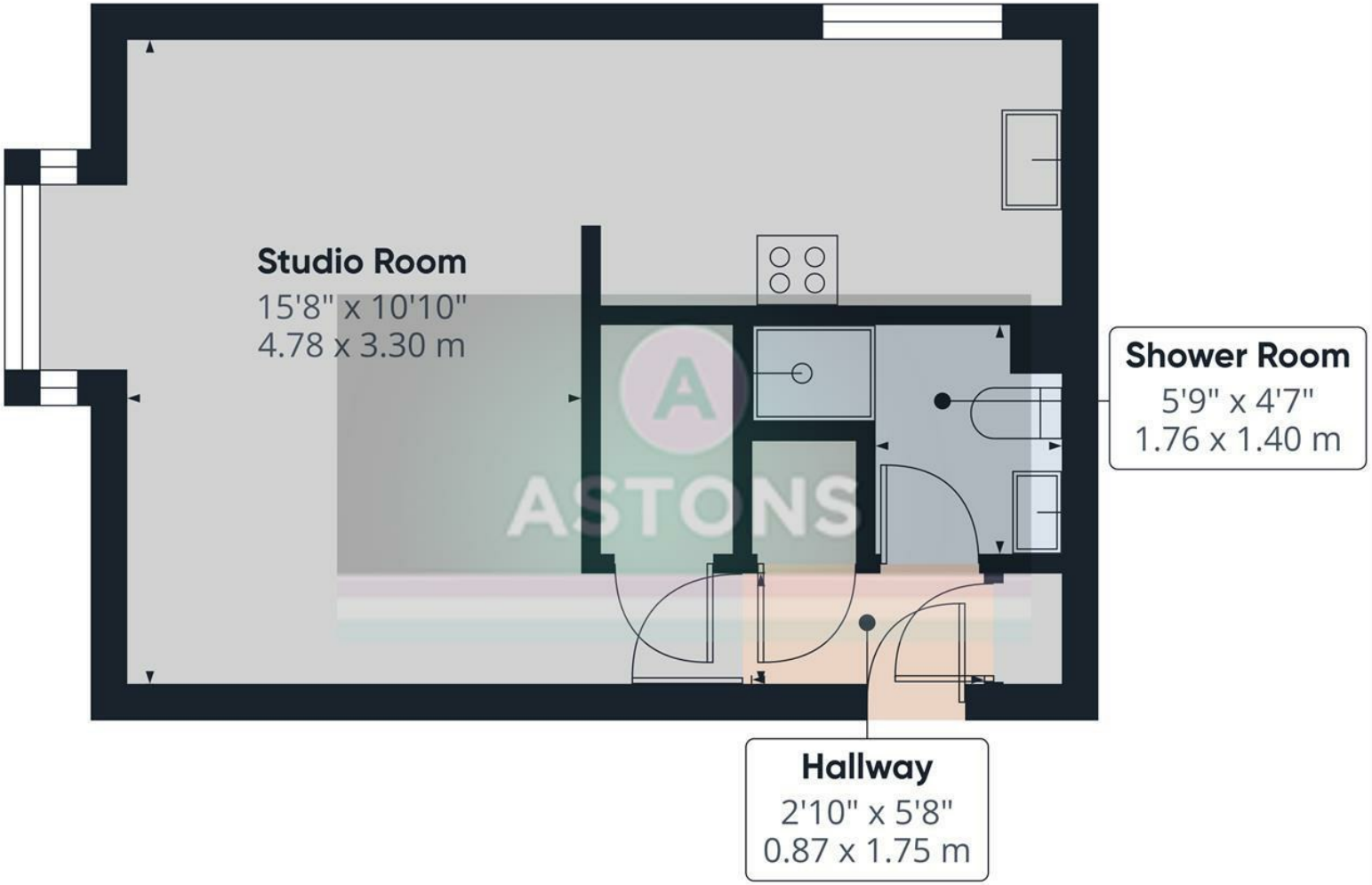
Allocated Parking
There is an allocated parking space which comes with the property. This is located in front of the building.

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.
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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.


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Approximate total area(1)

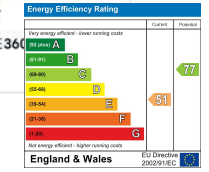
349 ft²

32.5 m²

(1) Excluding balconies and terraces

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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