



ASTON



**Brewer Road
Southgate, RH10 6HF**

Offers In The Region Of £260,000

Located in the desirable area of Southgate, this modern ground floor two bedroom apartment is situated in a small exclusive development of just nine flats, which were built in 2001.

The property benefits from a spacious living/dining room, with a feature bay window to the front, which is ideal for relaxation or entertaining guests. The flat features two bedrooms with the main one benefiting from an en-suite shower room and a further good sized bathroom. The property is neutrally decorated throughout and benefits from double glazing and gas radiator heating.

Outside the development offers a good sized communal garden area which is mainly lawned. There is a parking area with an allocated space which comes with the apartment and further visitor bays.

This property is perfect for first-time buyers, small families, or those looking to downsize without compromising on quality. With its prime location in Southgate, residents will enjoy easy access to local amenities, parks, and excellent transport links, making it an ideal choice for those seeking a vibrant community atmosphere.

In summary, this flat on Brewer Road presents a wonderful opportunity to own a modern home in a sought-after area, combining comfort, style, and practicality. Don't miss the chance to make this delightful property your own.

Brewer Road, Southgate, RH10 6HF

Hallway

Personal front door, coving, wood flooring, storage cupboard, recessed down lighters, doors to:

Living/Dining Room

Double glazed bay window to the front, coving, wood flooring, two radiators. door to:

Kitchen

Range of base and eye level panel fronted units with work surfaces over and tiled splashbacks, inset stainless steel sink with a mixer tap and drainer, integrated fridge/freezer, space for a washing machine, tiled floor, double glazed window to the rear, radiator, unit housing the gas fired boiler.

Bedroom One

Double glazed window to the front, radiator, coving, built in wardrobes with sliding doors, door to:

En-Suite Shower Room

White suite comprising a corner shower cubicle with a mixer shower unit, pedestal hand basin, wc, radiator, part tiled walls, extractor fan, recessed down lighters, tiled floor.

Bedroom Two

Double glazed window to the front, radiator, coving.

Bathroom

White suite comprising a panel enclosed bath with a mixer tap, pedestal hand basin, wc, part tiled walls, tiled floor.

Outside

To the rear of the building there is a good sized communal garden area which is mainly lawned with fence boundaries and some shrubs and hedges.

Parking

There is an allocated parking bay which comes with the property. In addition to this there are a number of visitor bays.

Anti Money Laundering

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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.

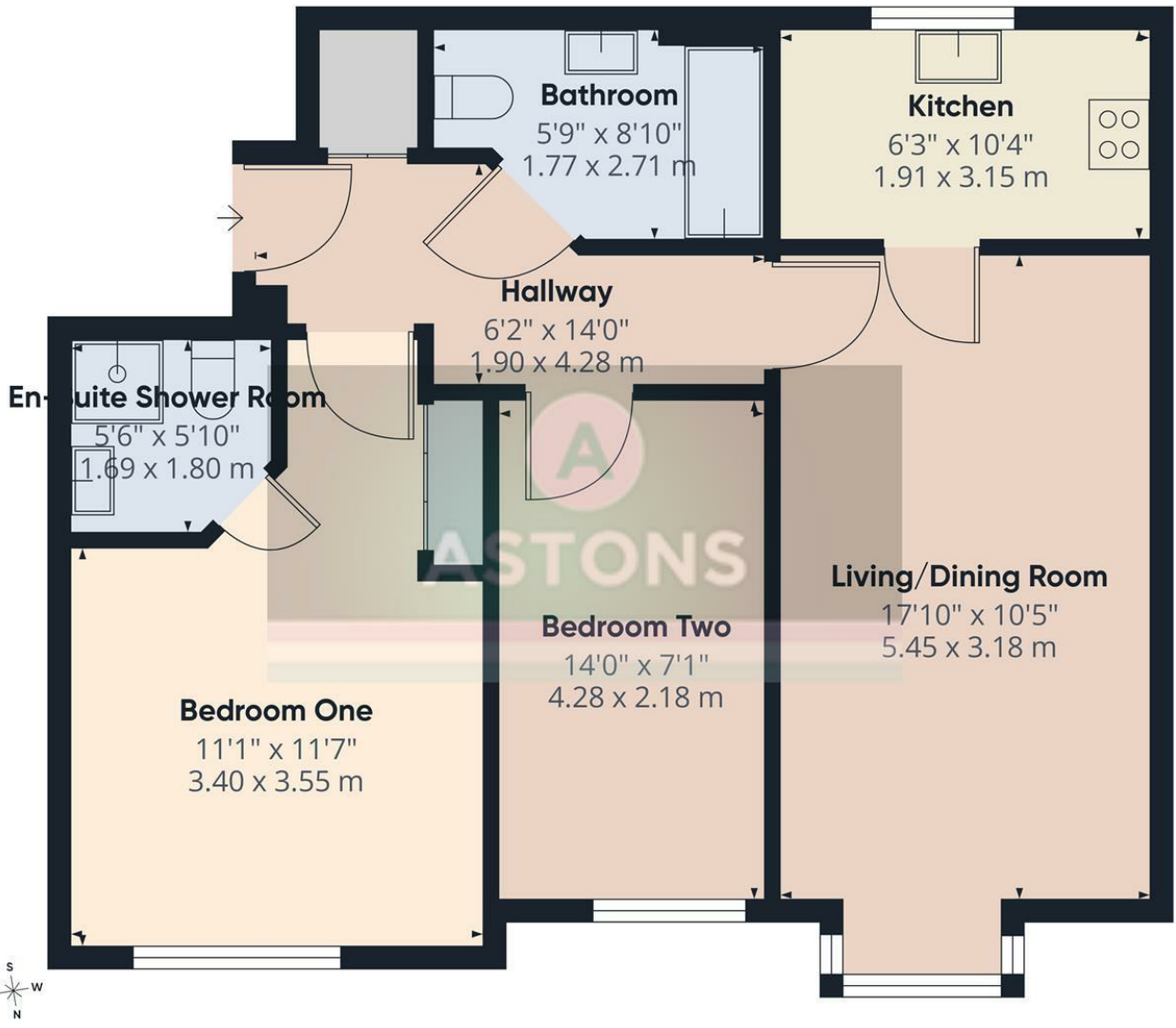
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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⁾
 680 ft²
 63.1 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.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
* Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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