



ASTONS



Commonwealth Drive
Crawley, West Sussex RH10 1AN

£185,000

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Nestled in the heart of Crawley, this modern flat on Commonwealth Drive offers a delightful blend of comfort and convenience. Built in 2009, the property boasts two well-proportioned bedrooms, making it an ideal choice for small families, couples, or professionals seeking a stylish living space.

Crawley is known for its vibrant community and excellent transport links, making it easy to access nearby towns and cities. Residents will appreciate the proximity to local amenities, including shops, restaurants, and parks, all within a short distance from the property.

This flat presents a wonderful opportunity for those looking to settle in a contemporary space that combines modern living with the charm of a thriving town. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Don't miss the chance to make this lovely flat your new home. Offered to the market with no onward chain.

Entrance Hall

Double glazed window to front, storage cupboards, doors to;

Living Room

Large floor to ceiling double glazed window to rear, radiator, open to kitchen.

Kitchen

Fitted with a range of floor and eye level units, inset stainless steel sink with drainer, electric hob with tiled splash back and extractor fan, cooker, space for fridge/freezer, space and plumbing for washing machine, vinyl flooring.

Bedroom One

Double glazed window to rear, radiator, door to;

En-suite Shower Room

White suite comprising of w/c, pedestal hand basin with mixer tap, glass shower cubicle, part tiled walls, vinyl flooring, extractor fan, radiator.

Bedroom Two

Double glazed Juliette balcony to front aspect, radiator.

Bathroom

White suite comprising of w/c, inset hand basin with mixer tap, panel enclosed bath with shower attachment and glass shower screen, part tiled walls, vinyl flooring, extractor fan, radiator.

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.



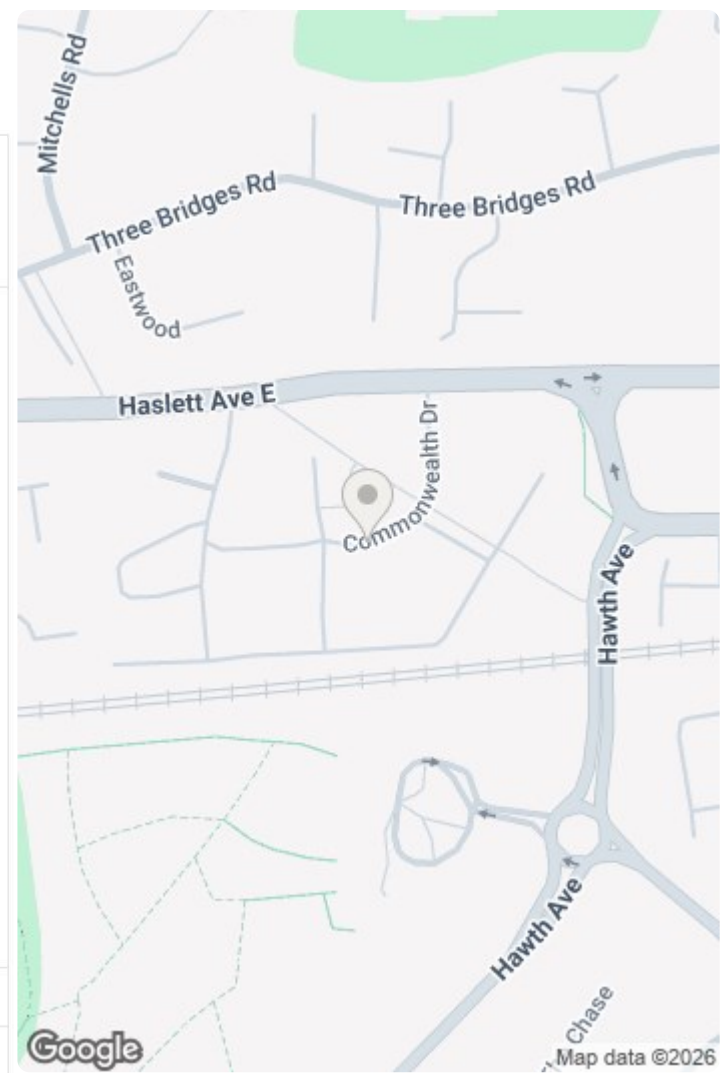


Approximate total area⁽¹⁾
615 ft²
57.3 m²

(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	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Low energy efficiency	E		
Very low energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC

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