



ASTONS



Trafalgar Gardens
Three Bridges, RH10 7SU

£230,000

Astons are pleased to offer this two bedroom apartment to the market which is ideally located within the popular area of Trafalgar Gardens, Three Bridges close to the mainline train station. This modern property, built in 2007, offers a comfortable living space of 667 square feet, making it an ideal choice for individuals or small families seeking a contemporary home.

The flat features a well-appointed reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. With two spacious bedrooms, there is ample room for rest and privacy. The property also boasts two bathrooms, ensuring convenience for all occupants.

Situated in a vibrant community, this flat benefits from its proximity to local amenities, transport links, and green spaces, making it a practical choice for those who appreciate both comfort and accessibility. Whether you are looking to invest or find a new home, this property presents a wonderful opportunity to enjoy modern living in a sought-after location.



Hallway

Personal front door, fitted entrance mat, airing cupboard, doors to:

Living Room/Kitchen

Range of base and eye level units with work surfaces over and splashbacks, one and a half bowl stainless steel sink with a mixer tap and drainer, built in oven with a hob over and extractor hood above, integrated fridge/freezer, washing machine and dishwasher, double glazed patio doors to the balcony with space for a bistro table and chairs, two electric wall mounted heaters.

Bedroom One

Double glazed window to the front, two electric heaters, built in wardrobes with sliding doors, door to:

En-Suite Shower Room

White suite comprising a shower cubicle with a mixer shower unit, pedestal hand basin with a mixer tap, wc, part tiled walls, shaver point.

Bedroom Two

Double glazed window to the front, electric heater.

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, heated towel rail, shaver point, recessed down lighters, extractor fan.

Underground Parking Space

The property has one under ground parking space. There are further visitor bays.

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

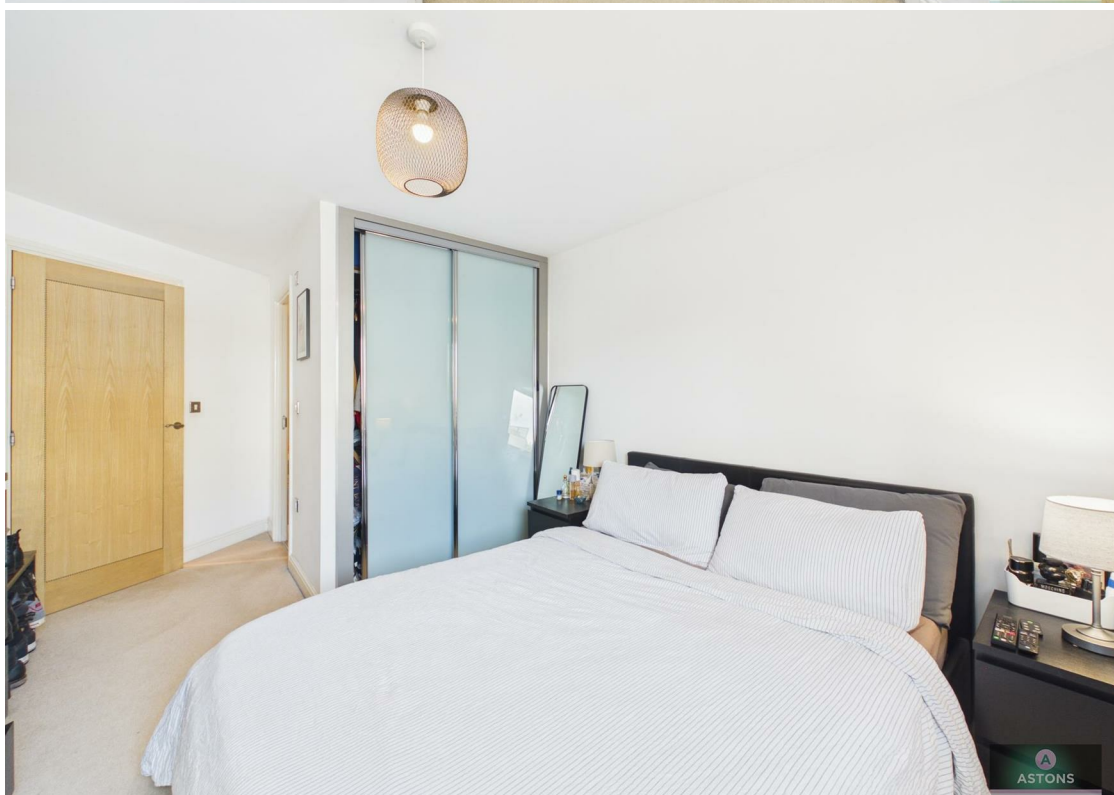
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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

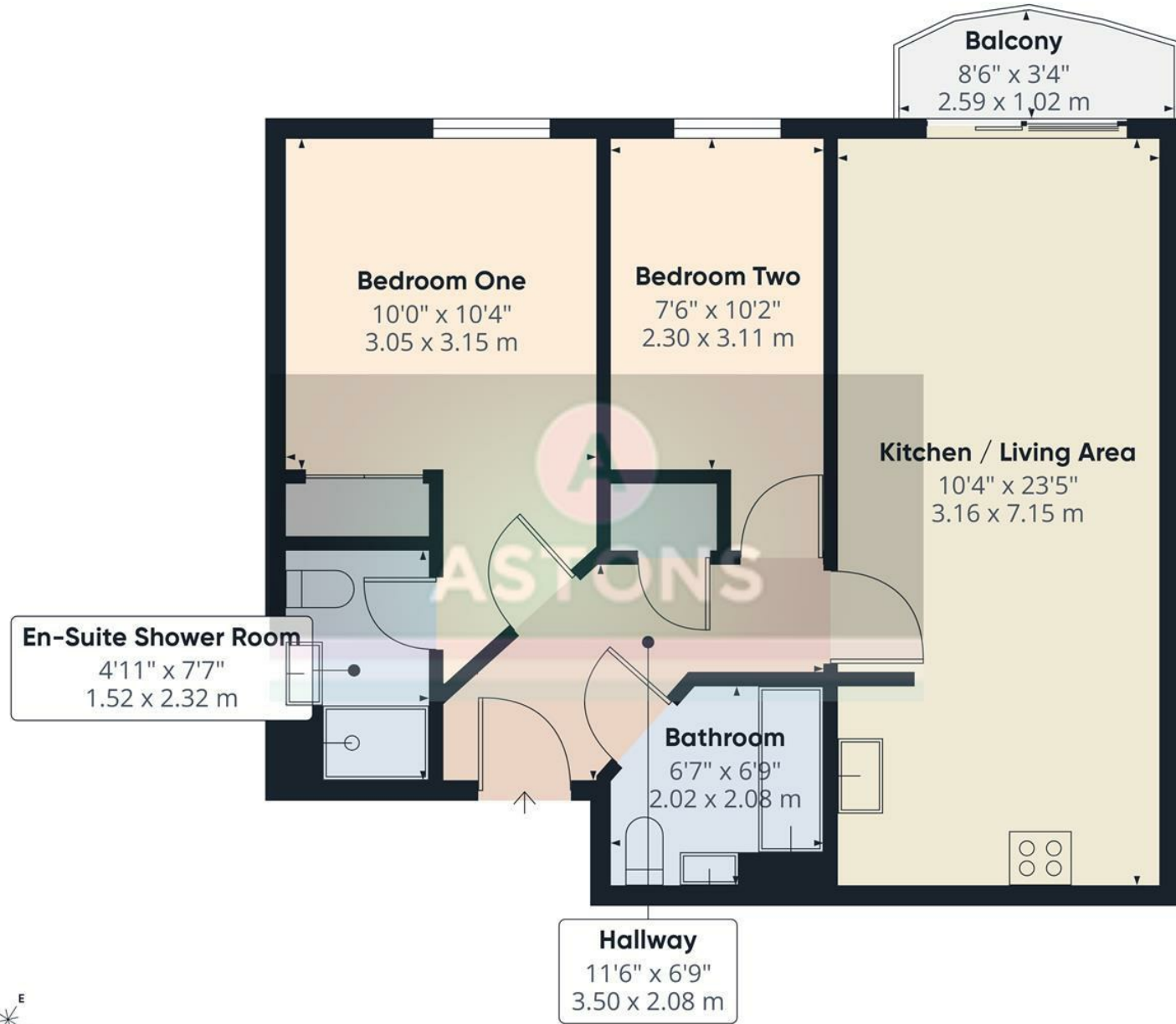
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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.





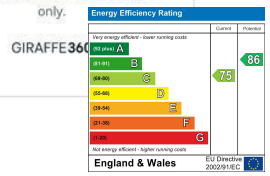


Approximate total area⁽¹⁾
611 ft²
56.6 m²

Balconies and terraces
25 ft²
2.3 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.



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