



Bowthorpe House
Manor Royal, West Sussex RH10 9RZ

£1,000

Astons are delighted to offer this recently built two double bedroom ground floor apartment conveniently situated for Gatwick Airport, and Manor Royal industrial estate. The accommodation includes security entry system to communal foyer, entrance hall, 16ft Lounge/kitchen area, two double bedrooms, and bathroom. The property further benefits from Upvc double glazed windows, gas heating to radiators, allocated parking, and communal courtyard.

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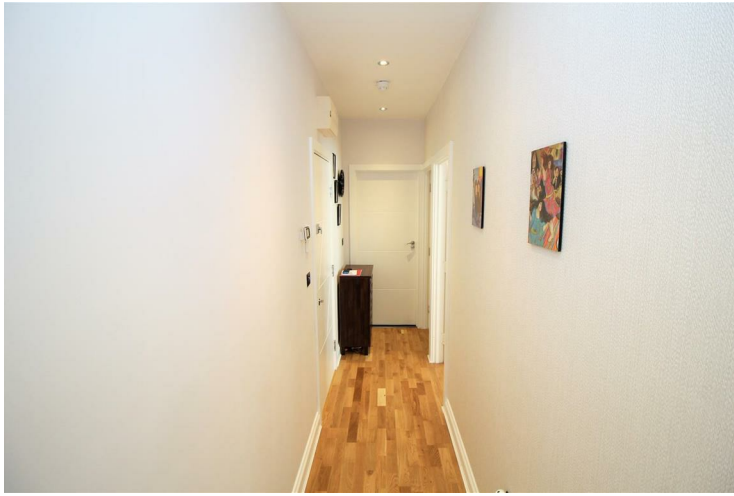
<http://view.planup.co.uk/19831276148357928305140>

For Interactive Floorplans with Photographs

Communal Area

Security entry to communal area, front door to

Entrance Hall



Wood effect laminate flooring, recessed downlights, doors to

Lounge

16'6 x 13'5 (5.03m x 4.09m)



Wood effect laminate flooring, Upvc double glazed window, double radiator, door to

Fitted Kitchen

10'10 plus door recess x 10'0 (3.30m plus door recess x 3.05m)



Fitted with units at base and eye level, roll-topped work surfaces, single drainer sink, built-in oven, gas hob with extractor hood, space and plumbing for washing machine, space for fridge/freezer, part tiled walls, wall mounted gas fired

combi-boiler, Upvc double glazed windows, wood effect laminate flooring, recessed down-lights, double radiator

Bedroom One

14'0 plus door recess x 11'6 (4.27m plus door recess x 3.51m)



Wood effect laminate flooring, Upvc double glazed window, single radiator

Bedroom Two

12'0 9'7 (3.66m 2.92m)



Wood effect laminate flooring, Upvc double glazed window, single radiator

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Bathroom



White suite comprising panel enclosed bath with shower attachment and screen, close coupled w.c, wash hand basin in vanity unit, fully tiled walls, tiled floor, extractor, heated chrome towel rail

Members of CMP for client money protection holding deposit equivalent of one week rent security deposit equivalent 5 weeks rent



Outside



Parking area and communal courtyard

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

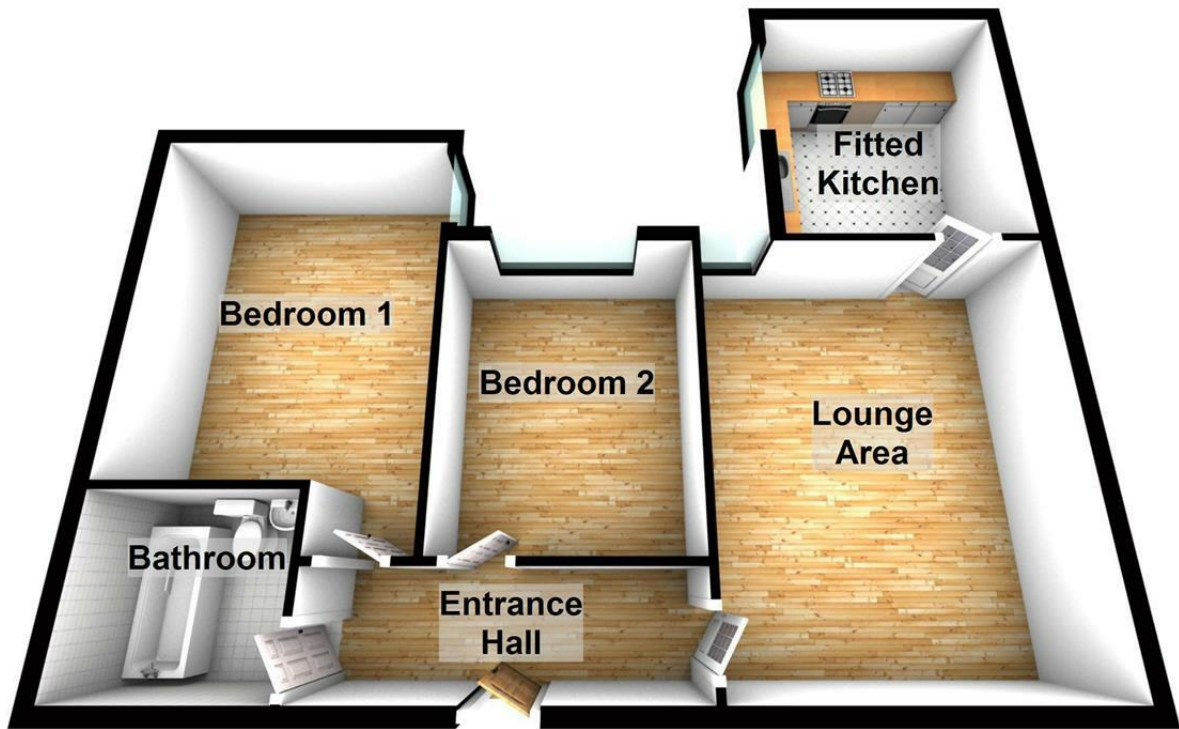
Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 per transaction

Mortgages - Financial 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.

Members of the property ombudsman

Ground Floor



Floor Shapes and Sizes are not exact and merely an indication of layout
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	75
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		