



**Guide Price £240,000 - £260,000**

Leasehold

**T: 01293 531721**

**Woodland House, Forge Wood, Crawley RH10 3ZR**

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**Moore & Partners**

**Guide Price £240,000 - £260,000.**

**This superbly presented two double bedroom, two-bathroom top floor apartment is located within very desirable Forge Wood Development. Within the development you have a primary school, local shops, a playground for the younger children and lovely idyllic walks.**

Forge Wood is a lovely area and a sought-after location which has a real community spirit including the new primary school buildings which opened in September 2017 and the play park which was completed in 2018. Future improvements, include the construction of local shops, direct access to the M23 and the addition of cycle/walking routes. Outside of the estate the surrounding area is great, with many local pubs, beautiful countryside and excellent walking routes. Easy access to the airport is fantastic for those travelling by plane or train. Alternatively, Three Bridges train station is a 5-minute drive (15-minute cycle) in the opposite direction and has a large car park for commuters. Both stations provide fast routes into London and Brighton.

On entering the property, you are greeted with a lovely spacious entrance hall. From the entrance hall there is a loft hatch which provides access to the loft and additional storage area. The entrance hall accesses the open plan kitchen/diner, lounge, family bathroom, and both the bedrooms. The very spacious open plan living area is superb with its high spec modern kitchen/diner with integrated electric oven and gas hob, with further spaces for washing machine, dishwasher and fridge freezer. The entire room is flooded with natural light from the triple aspect windows which also provide some lovely views. The spacious master bedroom provides plentiful floor space for free standing bedroom furniture. A door enters nicely through to the high specification En-Site shower room. Bedroom two is a generous second double bedroom with additional floor space for bedroom furniture. The family bathroom is fitted with a three-piece white suite which is also finished to a high standard.

Externally the property has its own allocated parking barn, long lease and would make an excellent investment or first-time purchase!

A Viewing is strongly recommended.



# Room Details

## Ground Floor

Communal Entrance Hall  
Stairs to All Floors

## Second Floor

Inner Entrance Hall  
Kitchen/Lounge/Diner  
Master Bedroom  
En-Suite Shower Room  
Bedroom Two  
Family Bathroom

21'11" x 10'6" (6.68m x 3.2m)

10'6" x 9'5" (3.2m x 2.87m)

7'10" x 5'9" (2.4m x 1.74m)

10'11" x 8'9" (3.32m x 2.67m)

6'10" x 6'7" (2.08m x 2.00m)

## Outside

Allocated Parking Barn  
Communal Gardens  
Communal Parking Area

## Lease Details

Lease Remaining 118 Years  
Ground Rent £250.00 P/A  
Service Charge Approx £163.00 P/M



Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

