



Guide Price £220,000 - £230,000 Leasehold

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Forge Wood, Crawley, RH10

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Moore & Partners

GUIDE PRICE £220,000 - £230,000. A SUPERBLY PRESENTED ONE BEDROOM FIRST FLOOR APARTMENT LOCATED IN A LOVELY LOCATION WITHIN FORGE WOOD. THIS APARTMENT BENEFITS FROM A 999-YEAR LEASE WITH NO GROUND RENT. THE APARTMENT OFFERS EXCELLENT LIVING SPACE, ALLOCATED PARKING AND IS BEING SOLD WITH NO CHAIN

On entering the building, you walk into the communal entrance hall. There are stairs which will take you up to the first floor where the flat is located. Inside the apartment you enter into the entrance hall which opens to the inner hallway which provides access to the open plan Kitchen/ lounge/diner area, master bedroom and bathroom. Within the hallway there are built-in storage cupboards providing excellent storage. Walking in to the light and bright open plan kitchen/diner/lounge area, you will instantly notice the spacious lounge area which provides ample floor space for free standing sofas and additional lounge furniture. The kitchen is fitted with a generous range of modern base and eye level cupboards with work surface surround and built-in appliances. The super king-size master bedroom is another feature to this apartment providing excellent floor space for a super king-size bed and additional bedroom furniture. The modern bathroom suite is fitted with a three-piece white suite with shower and shower screen all set against stylish tiled walls and flooring. To the outside there is allocated parking, visitors parking and communal gardens.

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.

EPC Rating B



Room Details

First Floor

Inner Entrance Hall	7'7" x 3'4" (2.31m x 1.02m)
Inner Hallway	9'11" x 6'6" (3.02m x 1.98m)
Kitchen/Lounge/Diner	18'7" x 14'5" (5.66m x 4.39m)
Master Bedroom	16'3" x 8'4" (4.95m x 2.54m)
Bathroom	7'2" x 6'2" (2.18m x 1.88m)

Outside

Allocated Parking

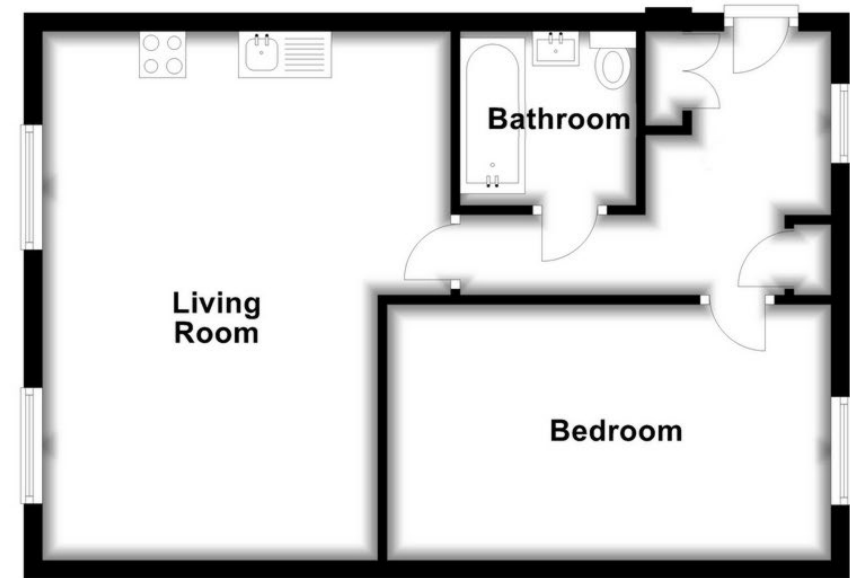
Visitors Parking

Communal Gardens

Service Charge £1368.93 p/a

Development Charge £325.92 p/a

Flat



These drawings are for representational purposes only.

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.

