



Primrose House, Foxglove Drive, Forge Wood  
£280,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —







- Top floor flat
- Two double bedrooms
- Located within the popular Forge Wood development
- Direct links to Three Bridges station and Gatwick Airport
- Spacious & modern living throughout
- Fitted kitchen with integrated appliances
- Main bedroom with en-suite shower room
- Allocated parking space
- Remainder of 10 year NHBC warranty
- Council Tax Band 'C' and EPC 'B'

A spacious and well presented, two double bedroom top floor flat located within the popular Forge Wood development, this property boasts modern living in a desirable location.

Upon entering the property through the secure intercom system, you are welcomed by a spacious "L" shaped entrance hallway with a generous size double storage cupboard and a further single storage cupboard ideal for shoes and coats.

The bright and airy main kitchen/living area provides a contemporary space for both relaxing and dining. The fitted kitchen features a range of wall and base units, work surfaces, integrated appliances including a double eye-level oven, gas hob with extractor hood over, washing machine, fridge/freezer and dishwasher. The dining area offers ample space for a dining table and chairs, while the living space provides flexibility for arranging a sofa with double aspect windows allowing plenty of natural light.







The well-proportioned main bedroom is of good size and provides plenty of space for bedroom furniture, an en-suite shower is complete with a full tiled shower with bi-fold door, low level W.C and wash hand basin. A second double bedroom offers plenty of space for storage units and wardrobes. The main bathroom is elegantly appointed with a full-length bath, tiling, shower overhead, glass shower screen, low level WC, and wash hand basin.

Outside, the property comes with one allocated parking spot, ensuring convenience for the residents. For visitors, various visitor parking spaces are available, making it easy for guests to access the property without any hassle. Whether you are looking for a peaceful sanctuary to call home or a lucrative investment opportunity, this flat offers a blend of comfort, style, and practicality in an unbeatable location. Don't miss the chance to make this property yours and enjoy the best of modern living in the heart of Forge Wood.

#### Lease Details

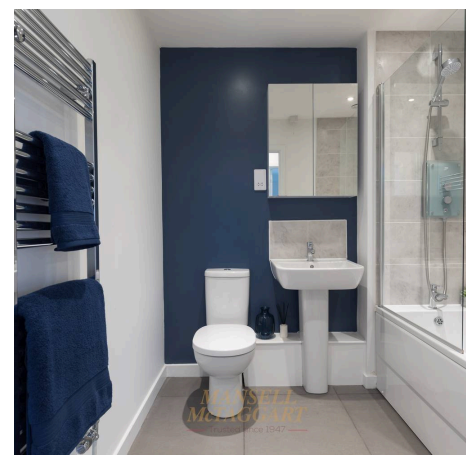
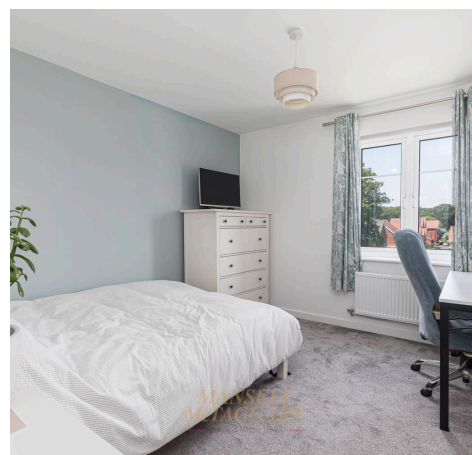
Length of Lease: 999 years from 1 January 2018

Annual Service Charge – £2,205

Service Charge Review Period – January

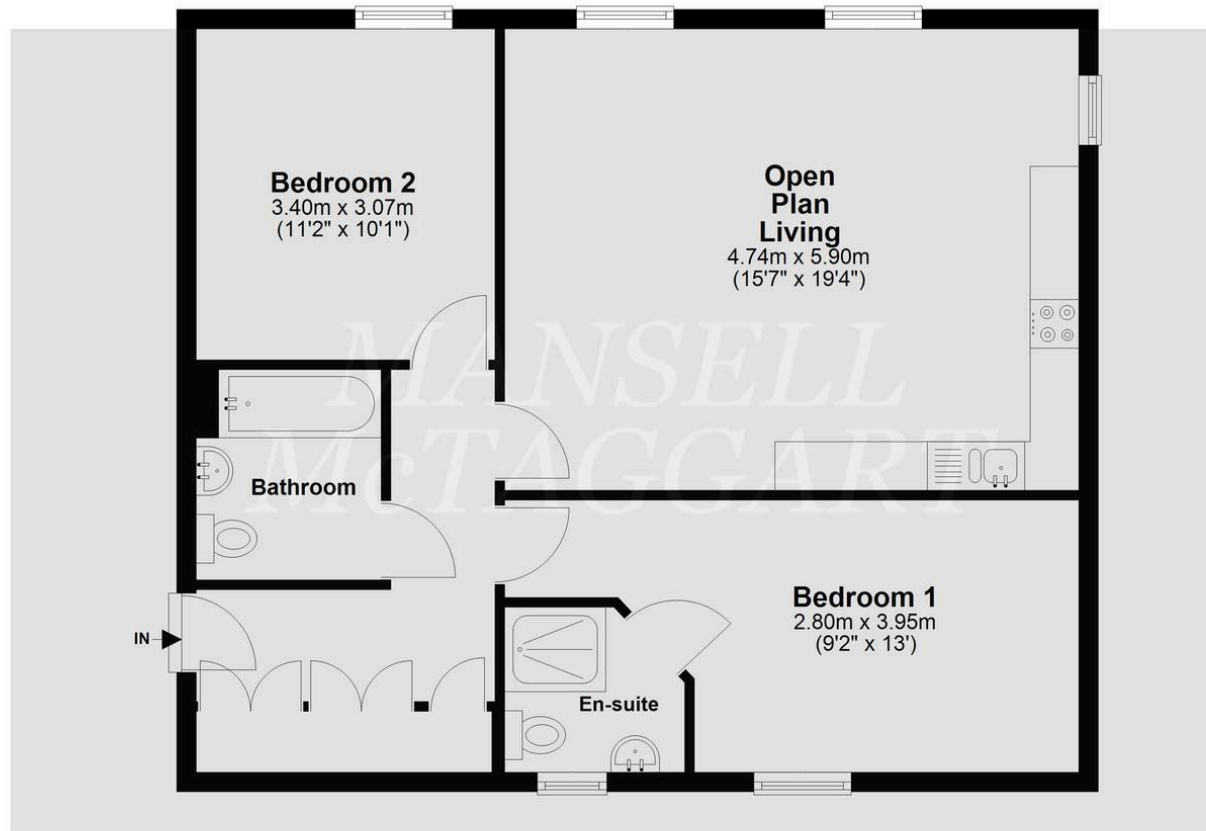
Annual Ground Rent – £240

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.



## Second Floor

Approx. 69.2 sq. metres (745.4 sq. feet)



Total area: approx. 69.2 sq. metres (745.4 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer. Plan produced using PlanUp.

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