



Woodlands House, Somerley Drive, Forge Wood  
£260,000

**MANSELL  
McTAGGART**  
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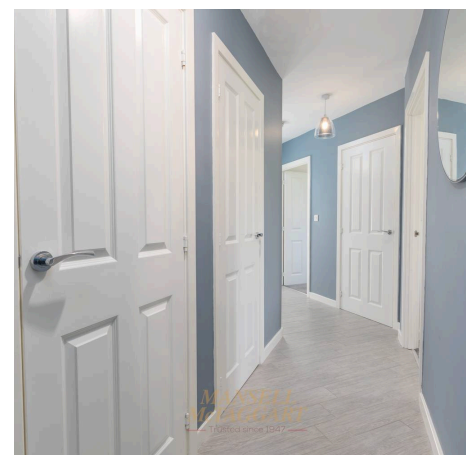


- First floor flat
- Two double bedrooms
- Located within the popular Forge Wood development
- Well presented throughout
- Fitted kitchen with integrated appliances
- Double aspect living room
- Juliette balcony to main bedroom and en-suite shower room
- Views out onto the communal gardens
- Allocated parking
- Council Tax Band 'C' and EPC 'B'

A spacious and well presented, two double bedroom first floor flat located within the popular Forge Wood development, this property boasts modern living in a desirable location. Situated with direct links to Gatwick Airport, this flat presents itself as a fantastic opportunity for first-time buyers or as an ideal investment property, catering to diverse needs and preferences.

Upon entering the flat through the secure intercom system, you are welcomed by a spacious entrance hallway with two generous size storage cupboards ideal for shoes and coats, setting the tone for the rest of the property.

The bright and airy double aspect 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 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 for cosy evenings in.





The well-proportioned main bedroom boasts natural light pouring in through the Juliet balcony, with views overlooking the Forge Wood grassland and an en-suite shower room with corner shower cubicle, low level WC, wash hand basin and finished with fully tiled walls. A second double bedroom offers plenty of space for storage units. The family bathroom is elegantly appointed with a full-length bath, fully tiled walls, shower overhead, low level WC, and wash hand basin.

Outside, residents of this property can enjoy the serene communal gardens, providing a tranquil escape and a welcome touch of greenery amidst the urban setting. Also, 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**

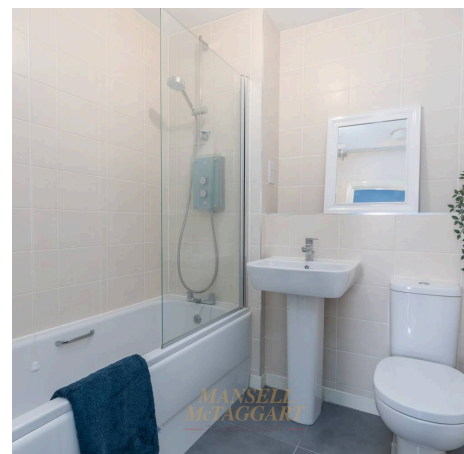
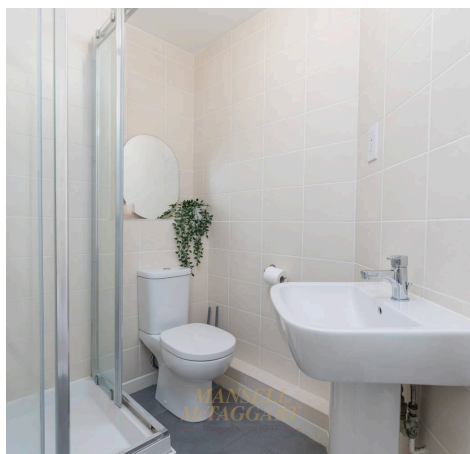
Length of Lease: 125 years from 1 January 2016

Annual Service Charge – £1,700

Service Charge Review Period – January

Annual Ground Rent – £250

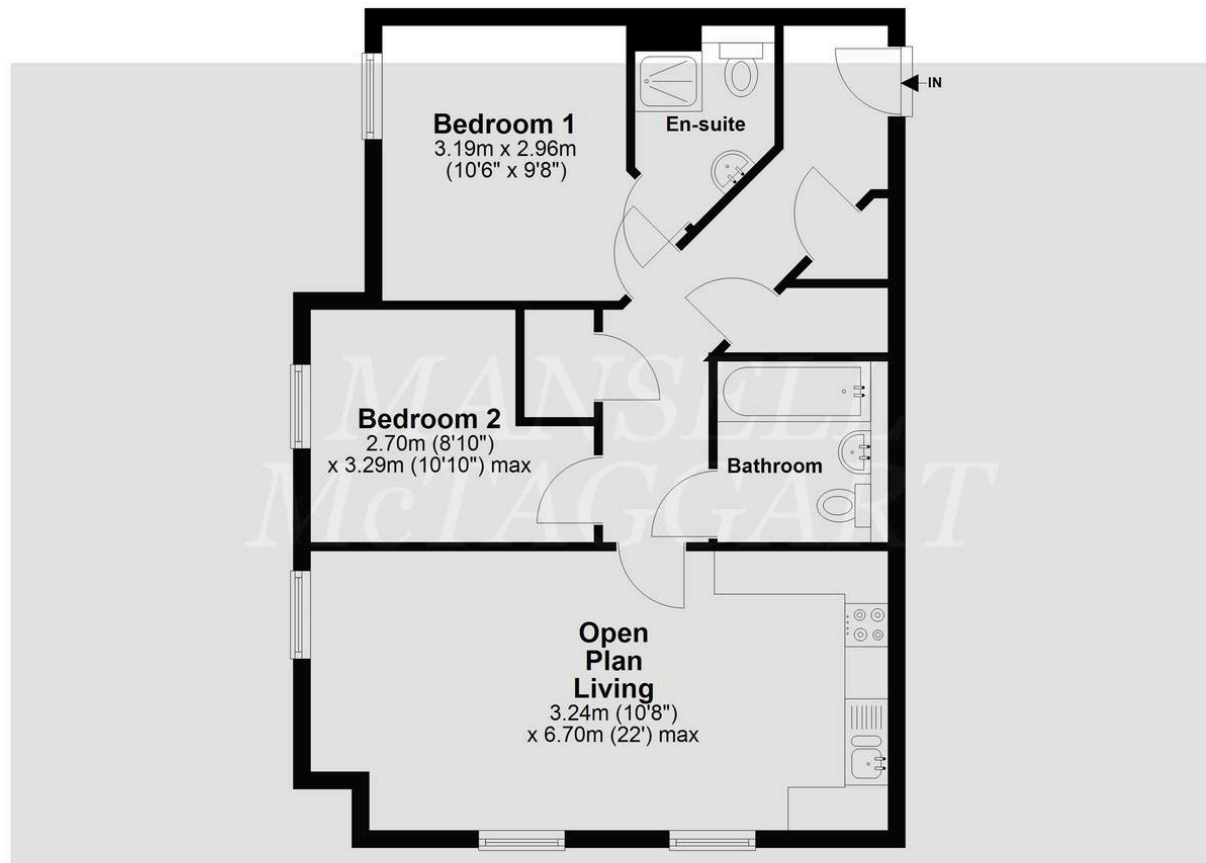
Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.





## First Floor

Approx. 59.3 sq. metres (638.6 sq. feet)



Total area: approx. 59.3 sq. metres (638.6 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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