



Topaz House, Tulip Close, Forge Wood
£280,000

**MANSELL
McTAGGART**
— Trusted since 1947 —



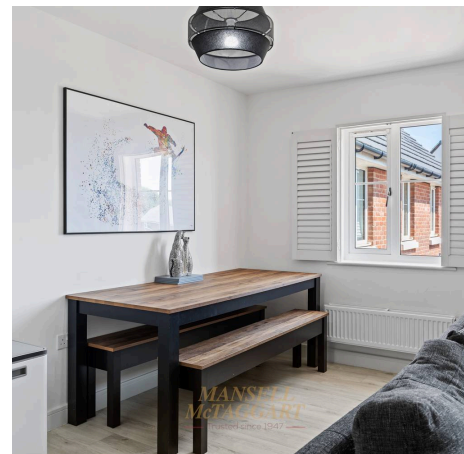
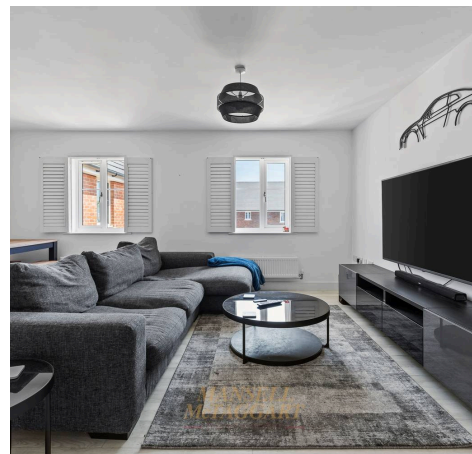


- Top floor flat
- Two double bedrooms
- En-suite and family bathroom
- Juliet balcony from master bedroom
- Overlooking playing fields
- Allocated parking space
- Remainder of 10-year NHBC warranty
- Council Tax Band 'C' and EPC 'B'

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

Situated with direct links to Gatwick Airport, this flat presents itself as a fantastic opportunity for first-time buyers, those wanting to downsize 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 a generous size double storage cupboard and a further single storage cupboard ideal for shoes and coats.

The master bedroom overlooks the development playing fields from the Juliet balcony which provides plenty of natural light and privacy from other flats. The bedroom is of good size and provides plenty of space for bedroom furniture alongside an en-suite.





Following down the hallway, the main bathroom is fitted with a full-length bath, tiling, shower overhead, glass shower screen, low level WC, and wash hand basin.

The second bedroom is positioned next door, which again is a good-sized double capable of holding a large double bed alongside other freestanding furniture. Finally, the bright and airy kitchen/living room 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 plenty of space for a 'L' shaped sofa.

Outside, the property comes with one allocated parking spot alongside plenty of visitor bays.

Lease Details

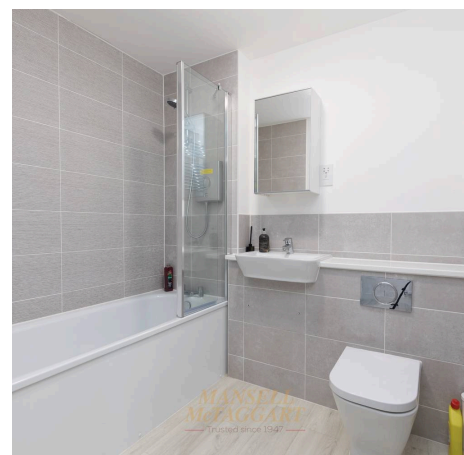
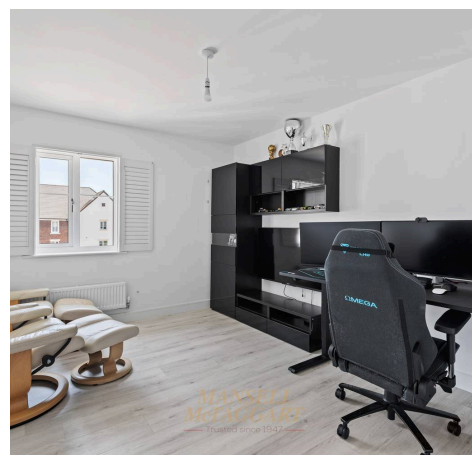
Length of Lease: 125 years from 1st January 2019

Annual Service Charge – £1,600

Service Charge Review Period – January

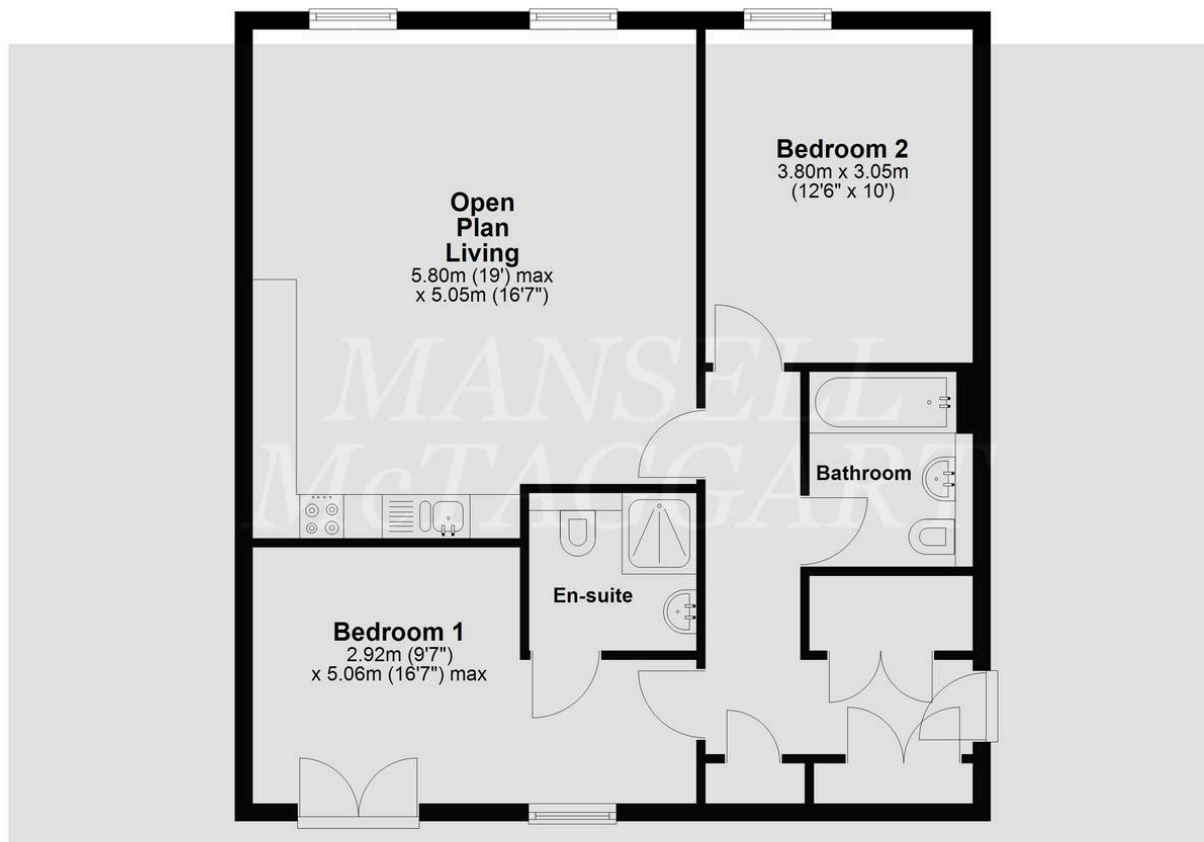
Annual Ground Rent – £250

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



Second Floor

Approx. 72.3 sq. metres (777.8 sq. feet)



Total area: approx. 72.3 sq. metres (777.8 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.

Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.