



Spinks Court, Somerley Drive, Forge Wood

Guide Price £270,000 – £280,000

**MANSELL
McTAGGART**
Trusted since 1947





- Modern first floor apartment
- Two double bedrooms
- Spacious hallway with built-in storage
- Juliette balconies to living room and principal bedroom
- Private car port
- Remainder of 10-year NHBC warranty
- Located within the popular Forge Wood development
- Council Tax Band 'C' and EPC 'B'

A modern two double bedroom first floor apartment, ideally situated in the popular Forge Wood development, offering easy access to Gatwick Airport and Crawley town centre.

A communal door with secure telephone entry gives access to a communal entrance with stairs to the first floor. Upon entering the property, there is a spacious entrance hall with useful built-in storage cupboard. The modern kitchen forms part of a bright and spacious open plan living space, and is fitted with an attractive range of white matte wall and base units, stainless steel sink drainer unit set in worktops, integrated oven with gas hob and extractor over, space and plumbing for washing machine and slimline dishwasher, and space for a free standing fridge freezer. There is ample room for sofas and other living room furniture, as well as a dining table and chairs. Double doors to a Juliette balcony, and a further window, allow in plenty of natural light.





The main bedroom is a bright double room with further Juliette balcony and a cupboard housing the boiler. Bedroom two is also a generous double room. The family bathroom is fitted with a white suite comprising panel bath with wall mounted shower, low level WC and wash hand basin. There is a frosted window to the front with useful storage ledge below, and the bathroom is finished with part tiled walls and a tiled floor.

Outside the property benefits from a private car port, alongside nearby visitor parking.

This ideal starter home or investment benefits from an excellent location in this sought-after development. There is easy access to local amenities, while commuters will appreciate the convenience of Gatwick Airport, Crawley town centre and mainline railway station, providing direct transport links to London and the South Coast.

Lease Details

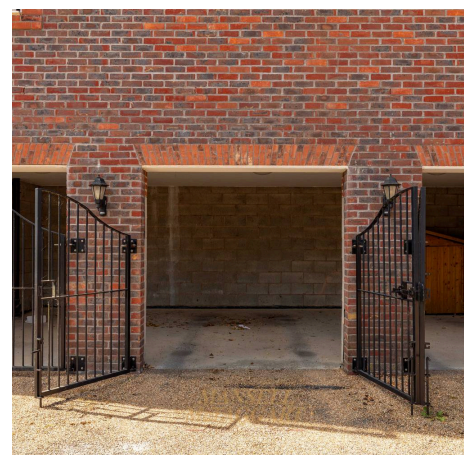
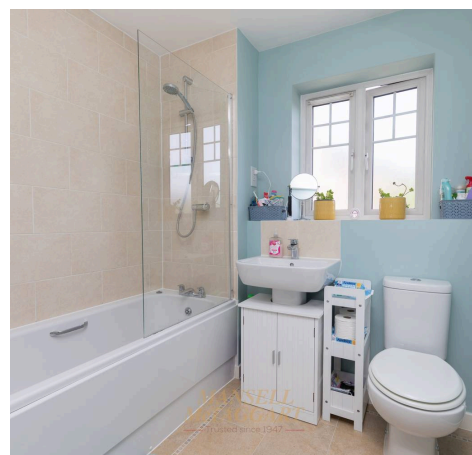
Length of Lease: 125 years from 1 January 2015

Annual Service Charge – £1,700

Service Charge Review Period – January

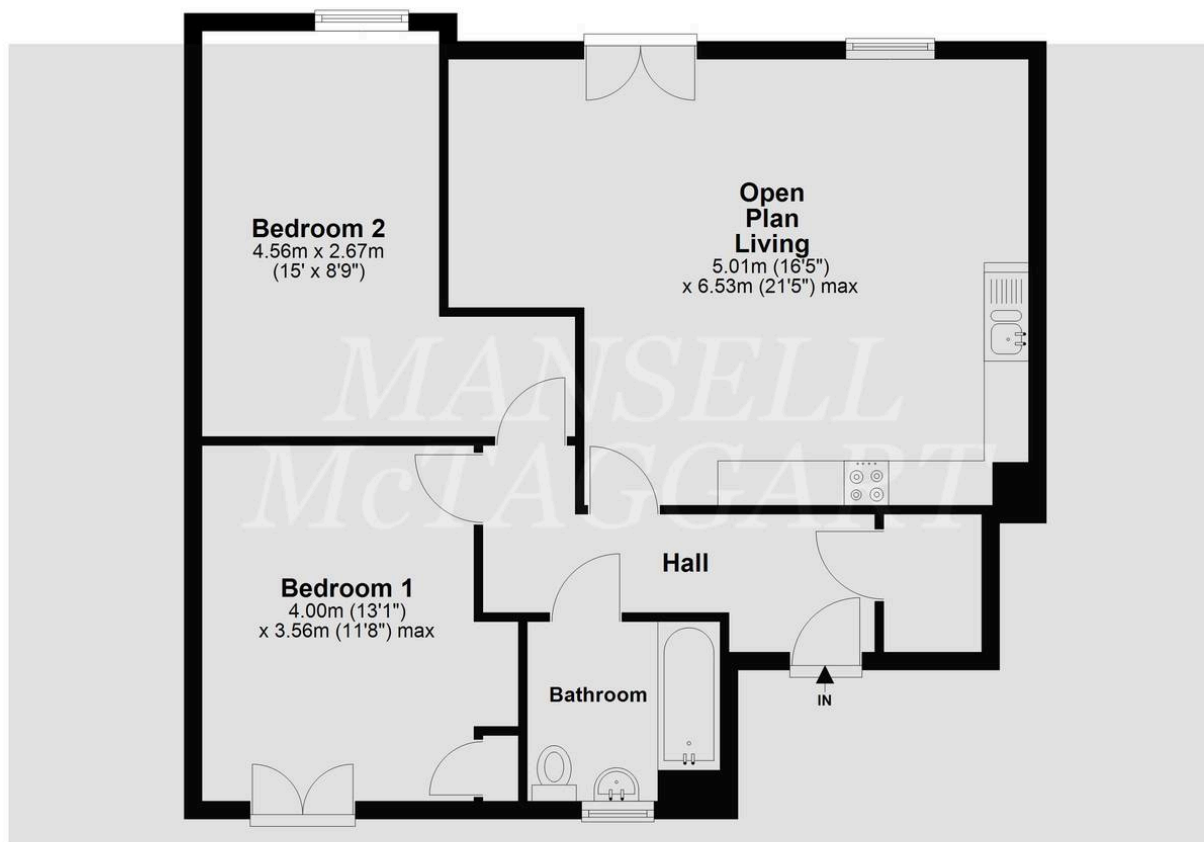
Annual Ground Rent – £250

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



First Floor

Approx. 71.9 sq. metres (774.1 sq. feet)



Total area: approx. 71.9 sq. metres (774.1 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.