



## Jim Smith Court, Ullswater Road, Forge Wood

Guide Price £270,000 – £290,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —







- Two double bedroom ground floor flat
- Located within the popular Forge Wood development with direct links to Gatwick Airport
- Adjacent to ancient woodland
- Main bedroom with en-suite shower room
- Allocated parking space
- Remainder of 10-year NHBC warranty
- 990 years remaining on the lease
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'B'

A spacious and well presented, two double bedroom ground floor flat located within the popular Forge Wood development, boasting modern living in a desirable location. Situated with direct links to Gatwick Airport, the property 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. The double aspect main kitchen/living area provides a contemporary space for both relaxing and dining with plenty of natural light. The fitted kitchen features a range of wall and base units, roll-top work surfaces, integrated appliances including undercounter oven and gas hob with extractor hood over. Space for a freestanding fridge/freezer and plumbing for both a washing machine 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 with a bay window.







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, 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.

#### Lease Details

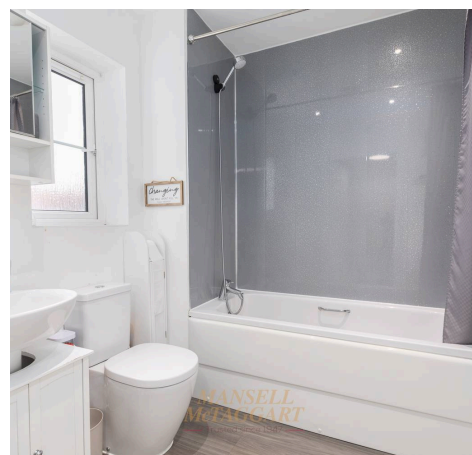
Length of Lease: 990 years remaining (2025)

Annual Service Charge – £1,702

Service Charge Review Period – January

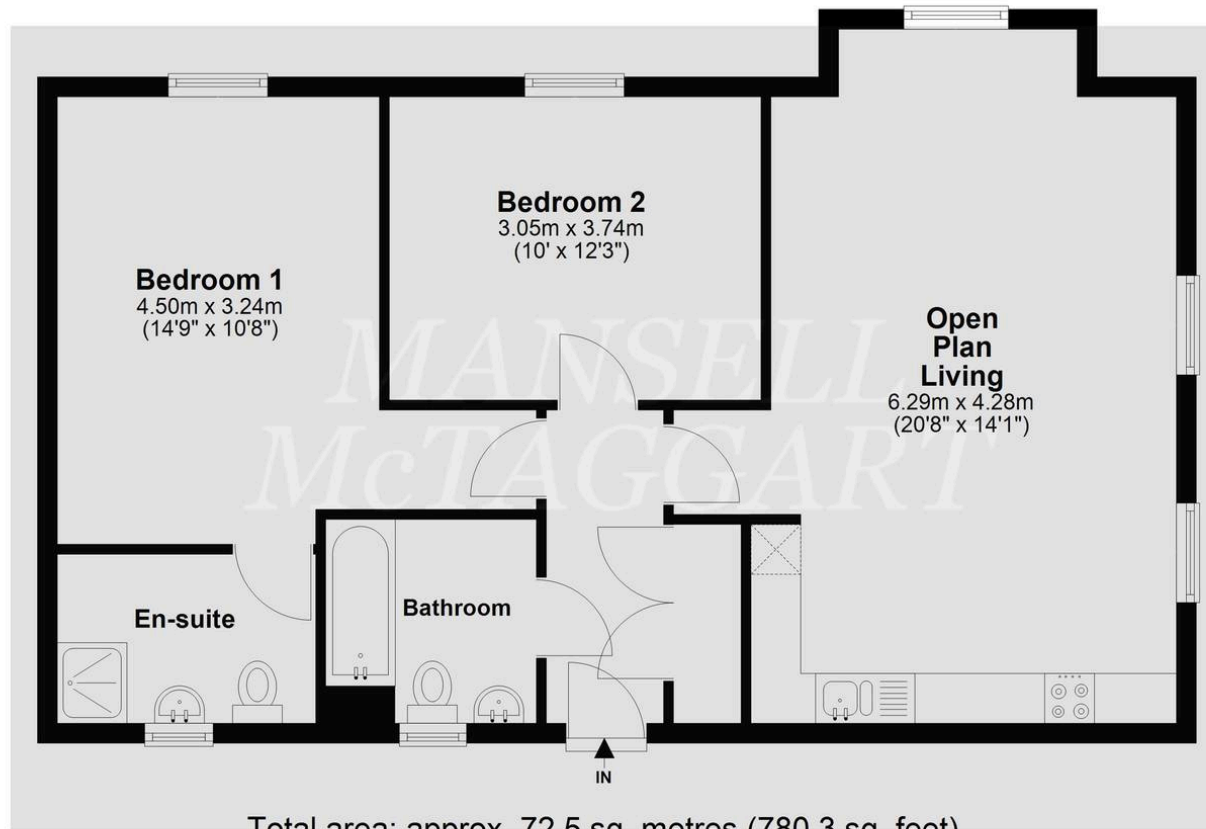
Annual Ground Rent – £240

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



## Ground Floor

Approx. 72.5 sq. metres (780.3 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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