



Treetop House, Riverbrook Road, Forge Wood

In Excess of £245,000

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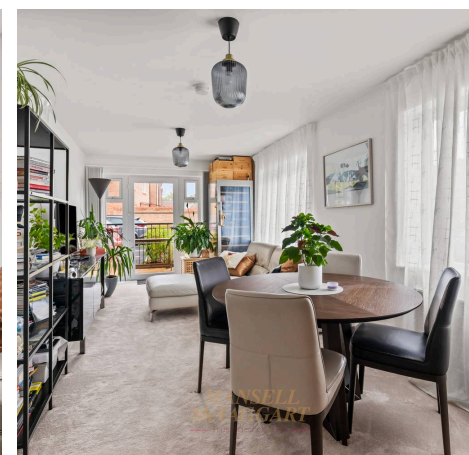
- NO CHAIN
- One double bedroom
- Built by Bellway in 2025
- Immaculately presented throughout
- Allocated parking
- Remainder of 10-year NHBC warranty
- Balcony from living room
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'B' and EPC 'B'

An immaculate one bedroom, ground floor apartment in the highly desirable Forge Wood development, built by Bellway in 2025.

Situated in a peaceful set back location, this property offers a high specification finish and is presented beautifully. Upon entering the flat, you are greeted by a spacious entrance hallway with plenty of room for coats and shoes as well as two large storage cupboards.

The bedroom which can hold a king-sized bed alongside further freestanding furniture faces out onto the front of the building and has built in wardrobes.

The family bathroom boasts a large full-length bath with tiling and an overhead shower, wall mounted towel rail as well as a low-level WC and wash hand basin.





Finally, the property is completed with the kitchen/living area. The kitchen is equipped with integrated appliances, including an oven with extractor fan above, built in fridge freezer and a range of wall mounted units.

The current owner has a four-seater dining table dividing the open plan space between the kitchen and living area. The living room is open, light and airy and benefits from a balcony. Finally, this property comes with an allocated parking for one car alongside various other visitor parking spaces.

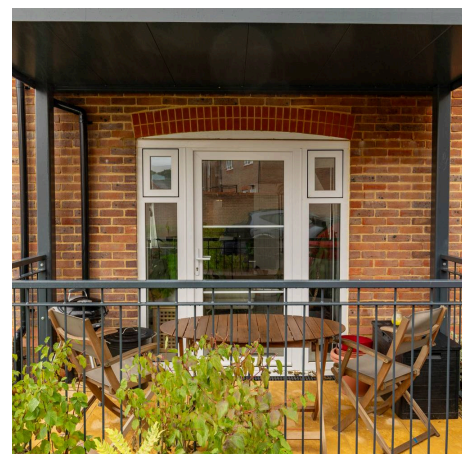
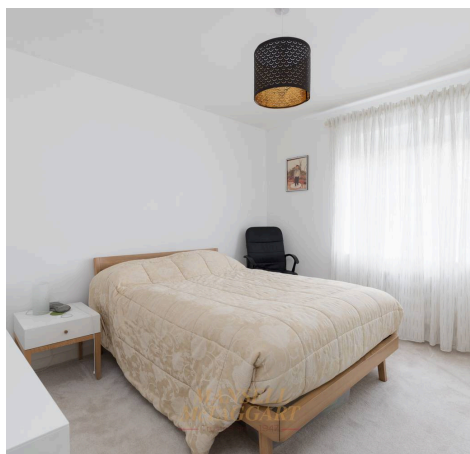
Lease Details

Length of Lease: 998 years remaining (2025)

Annual Service Charge – £1,559

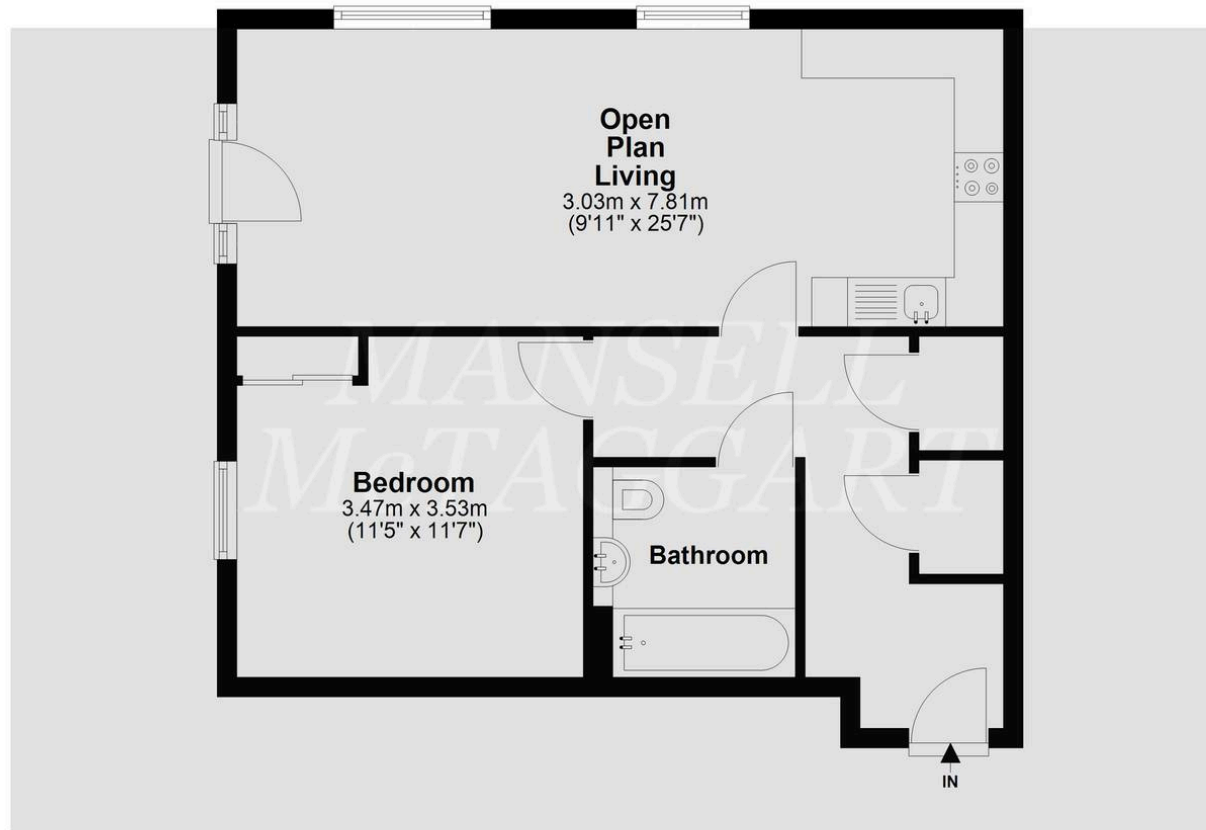
Service Charge Review Period – August

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



Ground Floor

Approx. 52.3 sq. metres (562.6 sq. feet)



Total area: approx. 52.3 sq. metres (562.6 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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