



# Woolf House Somerley Drive, Forge Wood

Guide Price £260,000 - £270,000

**MANSELL  
McTAGGART**  
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- Ground floor flat
- Two double bedrooms
- Ideal for first time buyers, downsizers and young families
- Fantastic secluded position within the block
- Located within the popular Forge Wood development
- Allocated parking
- 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 extremely well presented, two double bedroom ground 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, 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 ideal for shoes and coats. The main living area is "L" shaped and of generous size which has finished with herringbone flooring throughout. Open plan, the area naturally splits into living/dining and kitchen with triple aspect windows allowing plenty of natural light to flood the room.





The fitted kitchen is located next to the living/dining room and is fitted in an attractive selection of wall and base units incorporating cupboards and drawers with work tops over, integrated electric oven with gas hob and stainless steel extractor hood over, space for a fridge/freezer and plumbing for a washing machine completes the room. Both bedrooms are double bedrooms with the main bedroom providing plenty of space for freestanding wardrobes. The family bathroom is fitted to white suite comprising of a full length panelled bath with wall mounted shower unit over and glass shower screen, pedestal wash hand basin and a low level WC.

Outside the property benefits from well-maintained communal grounds, as well as a car park with an allocated parking space and visitor parking.

#### **Lease Details**

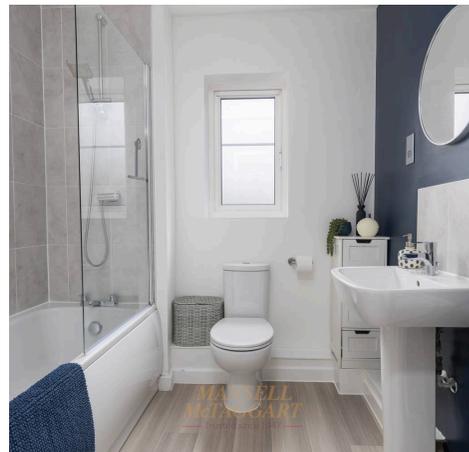
Length of Lease: 999 years from 2016

Annual Service Charge – £2,484

Service Charge Review Period – January

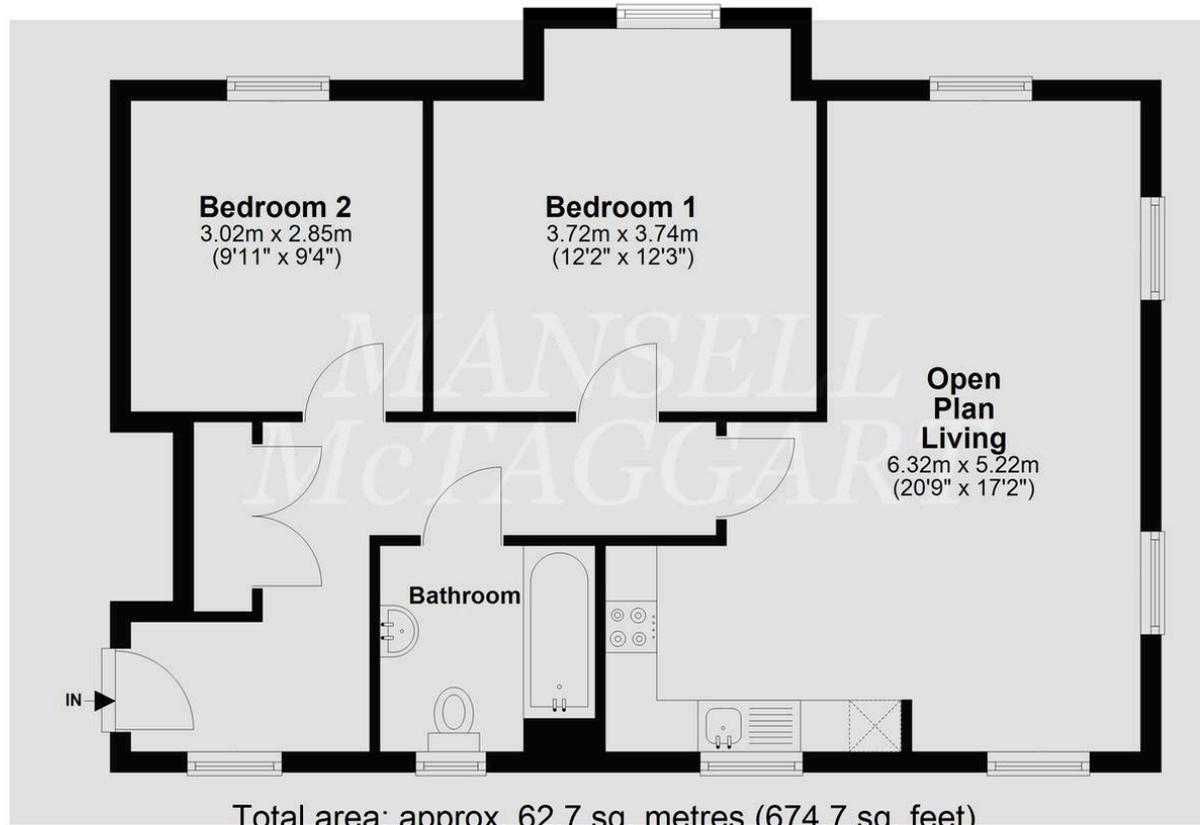
Annual Ground Rent – £240

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



## Ground Floor

Approx. 62.7 sq. metres (674.7 sq. feet)



Total area: approx. 62.7 sq. metres (674.7 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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