



Guyatt House, Moore Road, Forge Wood

In Excess of £270,000

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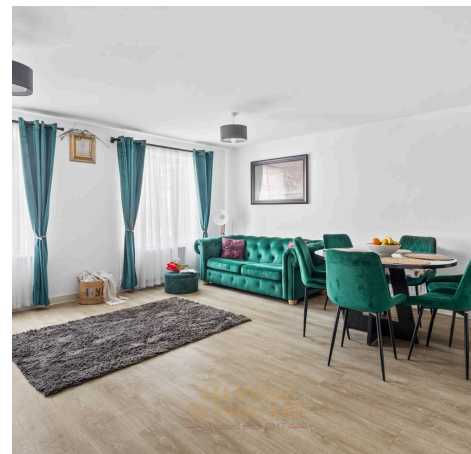
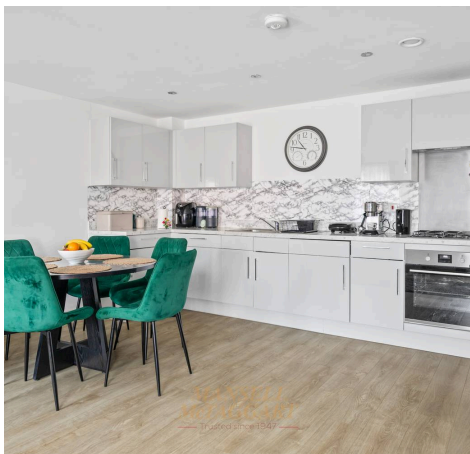


- NO ONWARD CHAIN
- Ground floor flat
- Two double bedrooms
- Located within the popular Forge Wood development
- Direct links to Gatwick Airport
- Spacious and modern living throughout
- Fitted kitchen with integrated appliances
- Allocated parking space
- 100% mortgage may be available – speak to our 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, 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.

Upon entering the flat through the secure intercom system, you are welcomed by a spacious "L" shaped entrance hallway with three generous size storage cupboards ideal for shoes and coats.

The bright and airy main kitchen/living area features a range of wall and base units, work surfaces, integrated appliances including a washing machine, fridge/freezer and dishwasher. The dining area offers ample space for a dining table and chairs, currently holding a six-seater table.





A well proportioned main bedroom with double sets of windows allowing plenty of natural light holds space for a large double bed alongside other freestanding furniture. The second bedroom is also a double with plenty of space for storage units.

The family bathroom is appointed with a full-length panelled bath, glass shower screen, tiling, shower overhead, towel-rail, low level WC, and wash hand basin.

Outside, residents of this property can enjoy the communal gardens located across the development. The property comes with one allocated parking spot, ensuring convenience for the residents. For visitors, various visitor parking spaces are available.

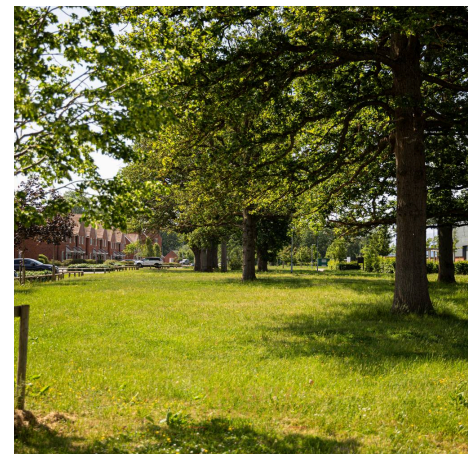
Lease Details

Length of Lease: 992 years remaining (2026)

Annual Service Charge – £1,993

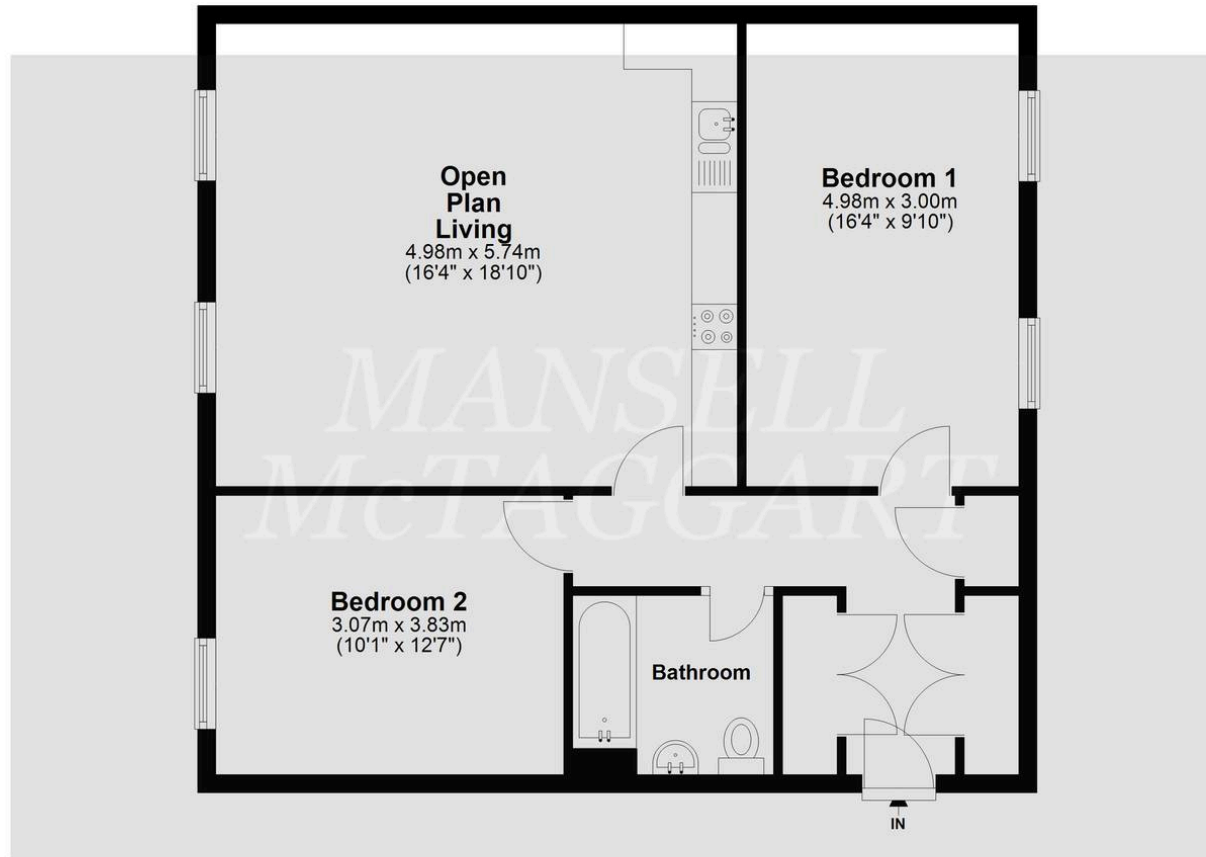
Service Charge Review Period – February

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



Ground Floor

Approx. 72.8 sq. metres (783.7 sq. feet)



Total area: approx. 72.8 sq. metres (783.7 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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