



## Opal House, Daffodil Crescent, Forge Wood

Guide Price £250,000 – £270,000

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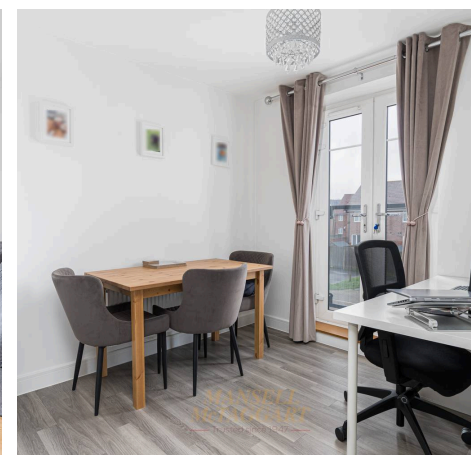
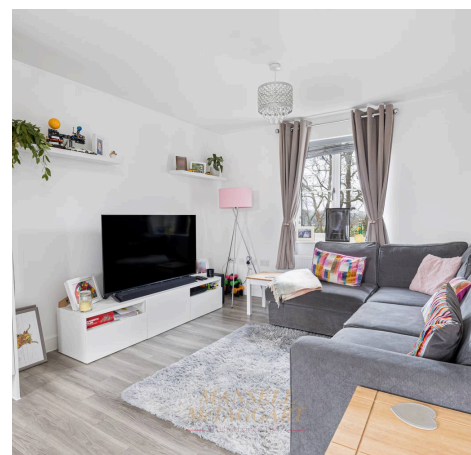
- First floor apartment
- Two bedrooms
- Modern apartment built in 2019 on the highly desirable Forge Wood development
- Fantastic secluded position within the block
- Open plan living accommodation with separate dining area
- Large utility cupboard
- Two Juliette balconies
- Allocated parking space
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'B'

A highly desirable and spacious two bedroom first floor apartment, located on the popular Forge Wood development, built in 2019. The property benefits from allocated parking, two Juliette balconies, open plan living accommodation and a separate laundry/utility cupboard.

Secure video entry system allows access into the building with stairs leading to all floors, where this particular flat can be found on the first floor.

Upon entering the apartment, you are greeted by an entrance hallway with a large utility cupboard on your left with space and plumbing for a washing machine, tumble dryer and shoes and coats.

Towards the end of the hallway is the open plan living/dining and kitchen areas. This area is of dual aspect with French doors opening out to a Juliette balcony to the rear and window to front, which also benefits from pleasant views over playing fields.





There is ample space for living room furniture and also has an added area, which is designed purposely for a dining table and chairs. The kitchen boasts a wide range of wall and base units including integrated appliances and a wall mounted boiler concealed within a cupboard, all finished in an attractive white gloss.

Both bedrooms overlook the front aspect with the larger bedroom benefitting from another Juliette balcony. Finally, the stylish family bathroom is fitted in an attractive white suite comprising of a panel enclosed bath with wall mounted shower unit and glass shower screen, low level WC and wash hand basin, chrome ladder style heated towel rail and opaque window.

Outside, there is a private residents car park which offers one allocated parking space for this particular flat, along with some visitor parking available. The development offers plenty of green areas for dog walking and family walks along with play parks for children.

#### **Lease Details**

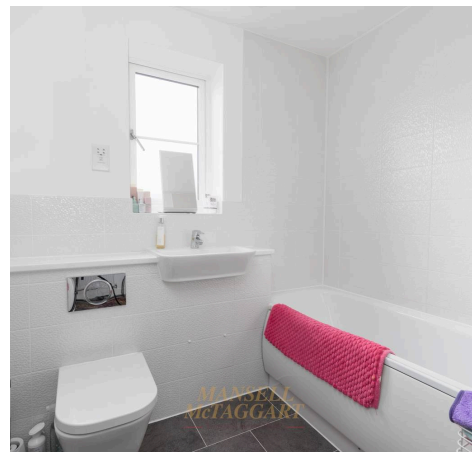
Length of Lease - 116 years remaining

Annual Ground Rent - £250

Annual Service Charge - £1,883

Service Charge Review Period - Annually January

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



## First Floor

Approx. 61.6 sq. metres (663.2 sq. feet)



Total area: approx. 61.6 sq. metres (663.2 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](mailto:crawley@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/crawley/](http://www.mansellmctaggart.co.uk/branch/crawley/)

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