



Killick Close Forge Wood Crawley RH10 3WL

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JAMES DEAN
ESTATE AGENTS

JamesDean brings to the market this impressive newly built top floor apartment which is located within close proximity to its bus links as well as being equidistant from both Horley and Crawley town centres and mainline stations.

Built in 2022, the property features double glazed windows, gas central heating, combi-boiler, large dual width storage cupboard off the hallway and an attractive open plan main living area with Juliette balcony.

The accommodation consists of an entrance hall, fitted storage, master bedroom with an ensuite bathroom featuring elegant sanitary ware, chrome towel radiator and decorative tiling. This theme is replicated in the spacious bathroom, and the apartment is completed by a second double bedroom and open plan reception. The contemporary kitchen area located off the lounge/diner boasts plenty of storage provision, white gloss cabinetry and integrated appliances including gas hob, oven, fridge/freezer, washing machine and dish washer,



whilst the lounge/diner enjoys plenty of natural light and French Doors to the Juliette Balcony.

Holton House would be suited to commuters due to its close proximity to the local mainline train stations and airport. Externally, the property benefits from a secure door entry system and allocated parking.

Forge Wood is an impressive development of beautifully designed and well-crafted family homes. Location is always key, and it is no exception here as the residents are close to the thriving market towns of Horley and Crawley, which offer a great mix of local amenities and excellent transport links.

Five-week security deposit: £1,788.46

EPC Rating: B

Council Tax band: C - Crawley Council

Household income: £46,500 pa

Parking arrangements: Allocated for one car

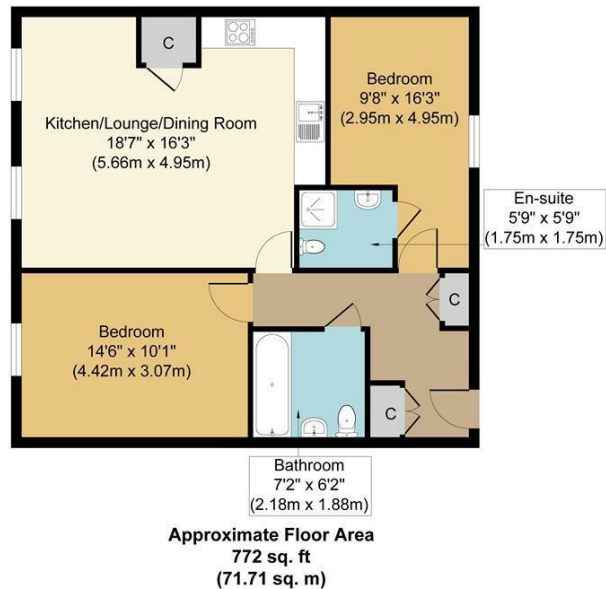
Furnishings: Unfurnished

£1,550 Per Calendar Month



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Floor plan



Killick Close, RH10
Approx. Gross Internal Floor Area 772 sq. ft / 71.71 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Key information

Viewing: Strictly By Appointment

Fees

Please see below for fees relating to this property.

Reservation Fee

To secure a property through us you will be required to pay a weeks rent as a reservation fee. This takes the property off the market and starts the referencing process.

Move In Balance

On the day of move in you will be required to pay the remaining move in balance. This is as follows:

First Months Rent: £1,550 Per Calendar Month

Security Deposit: £1,788

Any questions please call your local branch.

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.