



**Connells**

Nagle House Cornwell Avenue  
CRAWLEY





## Property Description

This superbly presented two double bedroom ground floor apartment is located within very desirable Forge Wood Development. Within the development you have a Primary School, a playground for the younger children and lovely idyllic walks to enjoy. On entering the property, you are greeted with a lovely spacious entrance hall. The entrance hall accesses the open plan kitchen/lounge, family bathroom, and both the bedrooms.

The very spacious open plan living area is superb with its high spec modern kitchen/diner with integrated electric oven and gas hob, with further spaces for washing machine, dishwasher and fridge freezer. The entire room is flooded with natural light from the triple aspect windows. The spacious master bedroom provides plentiful floor space for free standing bedroom furniture. Bedroom two is a generous second double bedroom with additional floor space for bedroom furniture. The family bathroom is fitted with a three-piece white suite which is also finished to a high standard. Externally the property has its two allocated parking spaces, access to communal grounds, long lease and would make an excellent investment or first-time purchase! A Viewing is strongly recommended.

## Entrance Hall

Double glazed window to side, storage cupboard, secure entry phone system and laminated flooring,

## Lounge

20' 7" max x 17' 2" max ( 6.27m max x 5.23m max )

Three double glazed windows to rear, two radiators, open plan to kitchen and laminated flooring.

## Kitchen

Matching wall and base units with worktops over, space for dishwasher, washing machine and fridge freezer. Integral oven, hob and extractor fan, one and a half bowl single drainer sink unit with feature flexible mixer tap. Laminated flooring.

## Bedroom One

12' 2" max x 12' 2" max ( 3.71m max x 3.71m max )

Double glazed window to side, radiator and laminated flooring.

## Bedroom Two

9' 8" max x 9' 4" max ( 2.95m max x 2.84m max )

Double glazed window to side, radiator and laminated flooring.

## Bathroom

Frosted double glazed window to side, three piece suite comprising of panel bath with shower over, pedestal wash hand basin and low level flush w/c. Stainless steel heated towel rail and tiled flooring.

## External

## Communal Grounds

Communal grounds surrounding the property.

## Parking

Two allocated parking bays

## Forge Wood

Forge Wood is a lovely area and a sought-after location which has a real community spirit including the new primary school buildings which opened in September 2017 and the play park which was completed in 2018. Future improvements, include the construction of local shops, direct access to the M23 and the addition of cycle/walking routes. Outside of the estate the surrounding area is great, with many local pubs, beautiful countryside and excellent walking routes. Easy access to the airport is fantastic for those travelling by plane or train. Alternatively, Three Bridges train station is a 5-minute drive (15-minute cycle) in the opposite direction and has a large car park for commuters. Both stations provide fast routes into London and Brighton.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CWY409121](http://connells.co.uk/Property/CWY409121)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Sep 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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