



## Woodlands House, Somerley Drive

In Excess of £275,000

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## Woodlands House, Somerley Drive

- Two double bedrooms
- Ground floor
- En-suite and bathroom
- Good links to Gatwick Airport
- Allocated parking
- Remainder of 10-year NHBC warranty
- Short walk from newly built local amenities
- Council Tax Band 'C' and EPC 'B'

A well-presented two double bedroom ground floor maisonette in the popular and sought-after Forge Wood development.

Access to the property greets you with the large entrance hall with space for shoes and coats. To your right you find two very large storage cupboards with ample space for white goods along with any other storable items.

To the left and front of the property is bedroom one. The master bedroom is a very comfortable double with en-suite comprising of a shower cubicle with a mixer shower unit, pedestal hand basin with a mixer tap, WC, tiled walls and extractor fan.

Further down the hallway is the family bathroom which is a white suite comprising a panel enclosed bath, pedestal hand basin, W.C, tiled walls and heated towel rail.

At the end of the hall resides the large second bedroom, comfortably able to fit a king-sized bed and any freestanding units you may want, a double-glazed window overlooks the rest of the complex and provides ample natural light.





## Woodlands House, Somerley Drive

The open plan kitchen/living runs full length of the property with dual aspect windows, providing a light and airy space, facing out on to the front and back of the building. In this open plan space, the kitchen is towards the rear of the property and the living room sits towards the front.

There is plumbing and space for a washer/drier and fridge/freezer. The property has private allocated parking to the rear alongside multiple visitor parking bays.

### Lease Details

Length of Lease: 125 years from 1 January 2016 (116 years remaining)

Annual Service Charge – £1,718.93

Service Charge Review Period - January

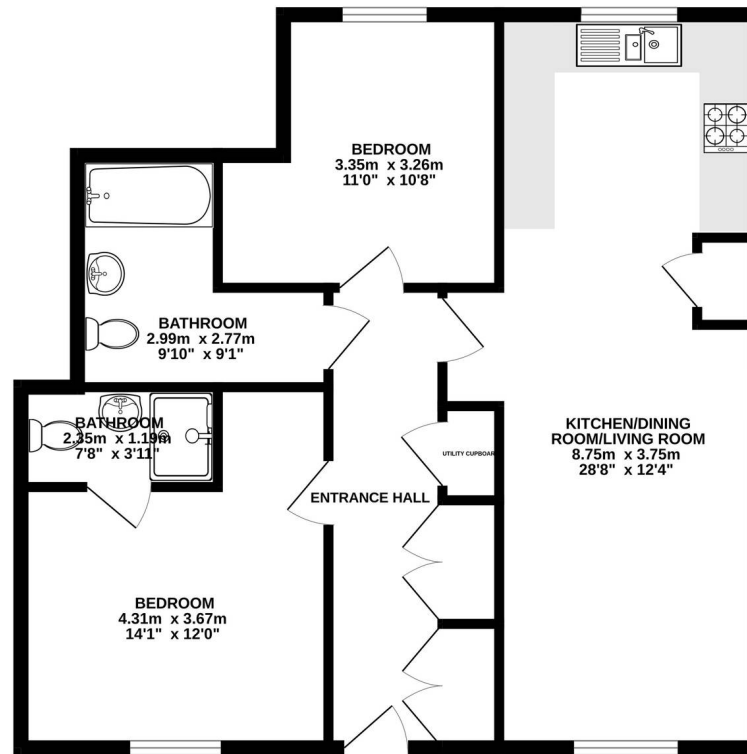
Annual Ground Rent – £250.00

Ground Rent Review Period - January

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



GROUND FLOOR  
69.7 sq.m. (750 sq.ft.) approx.



TOTAL FLOOR AREA: 69.7 sq.m. (750 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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