



## Woodlands House, Somerley Drive, Forge Wood

Guide Price £270,000 – £280,000

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## Woodlands House, Somerley Drive, Forge Wood

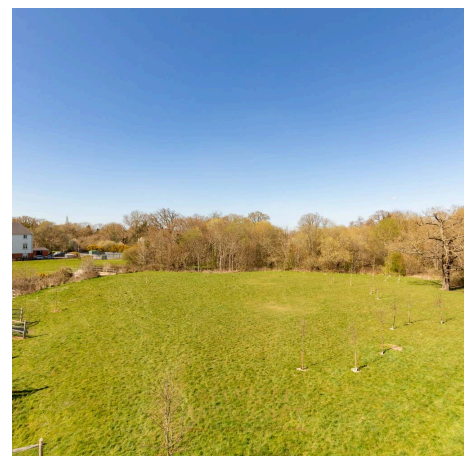
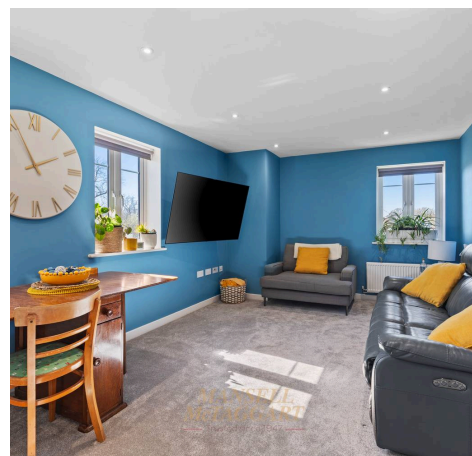
- Two double bedrooms
- Top floor apartment
- Allocated parking
- Remainder of 10-year NHBC warranty
- Views out onto the communal gardens
- Inter-com entry system
- Short walk from newly built local amenities
- Within the catchment area for highly sought after primary school across the road
- Council Tax Band 'C' and EPC 'B'

An opportunity to acquire a well presented two double bedroom top floor apartment, situated in the popular and sought-after Forge Wood development.

You access the flat via an inter-com system and once inside the property, you are greeted with a large 'z' shaped entrance hall with space for shoes and coats.

To your left you find two storage cupboards with a further large storage cupboard further down the hall. They all provide ample space for white goods along with any other storable items.

The first room on the right is the master bedroom. Comfortably holding a king sized bed with views out onto the communal gardens and en-suite comprising of a shower cubicle with a mixer shower unit, pedestal hand basin with a mixer tap, WC, tiled walls, extractor fan, recessed lights.







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Following along the hall resides the large second bedroom, comfortably fitting a double bed and any freestanding units you may want, a double-glazed window overlooks the rest of the complex and provides ample natural light.

On the other side of the hallway is the family bathroom which is a white suite comprising a panel enclosed bath with shower over, pedestal hand basin, W.C and tiled walls.

Finally, the property is brought together with the open plan kitchen/living is light and airy and facing out on to the front of the building. There is plumbing and space for a washer/drier and dishwasher with space for fridge/freezer.

There is also loft space for storage as needed.

Externally, the property has private allocated parking to the rear alongside multiple visitor parking bays. There is also bicycle storage on the ground floor of the block.

### Lease Details

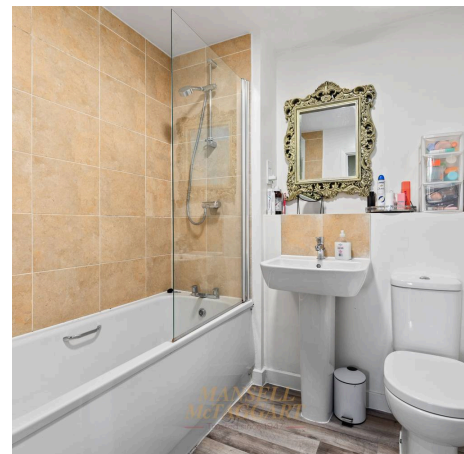
Length of Lease: 125 years from 1 January 2016

Annual Service Charge – £1,700

Service Charge Review Period – January

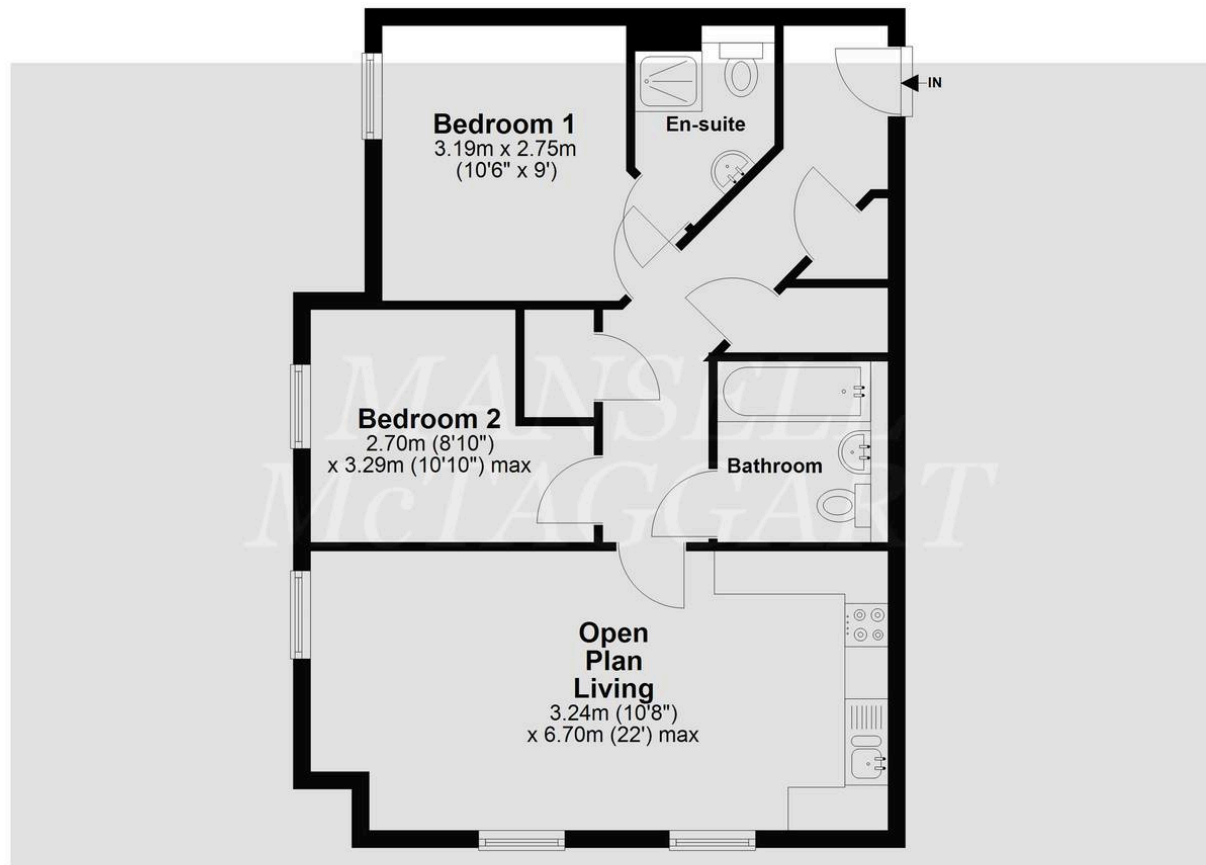
Annual Ground Rent – £250

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



## Second Floor

Approx. 59.3 sq. metres (638.6 sq. feet)



Total area: approx. 59.3 sq. metres (638.6 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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