



**Earhart House, Cornwell Avenue, Forge Wood**  
£275,000

**MANSELL  
McTAGGART**  
Trusted since 1947





- First floor flat
- Remainder of 10-year NHBC warranty
- En-suite to master
- Located within the popular Forge Wood development
- Direct links to Gatwick Airport
- Allocated parking space
- Built by Persimmon Homes
- Juliet balcony
- Council Tax Band 'C' and EPC 'B'

An extremely well presented, two double bedroom first floor flat located within the popular Forge Wood development, this property boasts modern living in a desirable location. Situated with direct links to Gatwick Airport, this flat presents itself as a fantastic opportunity for a first-time buyer or as an ideal investment property, catering to diverse needs and preferences.

Upon entering the flat through the secure intercom system, you are welcomed by a spacious entrance hallway perfect for storing shoes and coats, setting the tone for the rest of the property.

The bright and airy kitchen/living area provides a contemporary space for both relaxing and dining. The fitted kitchen features a range of wall and base units, work surfaces, space for a fridge/freezer, and plumbing for a washing machine.

The dining area offers ample space for a dining table and chairs, while the living space provides flexibility for arranging a large sofa.





The well-proportioned master bedroom boasts natural light due to the dual aspect. The master benefits from an en-suite.

A second double bedroom offers a plenty of space for storage units and views overlooking the Forge Wood complex.

The family bathroom is elegantly appointed with a large full-length bath, tiling, shower overhead, low level WC, and wash hand basin.

Outside, residents of this property can enjoy the serene communal gardens. Also, the property comes with one allocated parking spot, ensuring convenience for the residents.

#### **Lease Details**

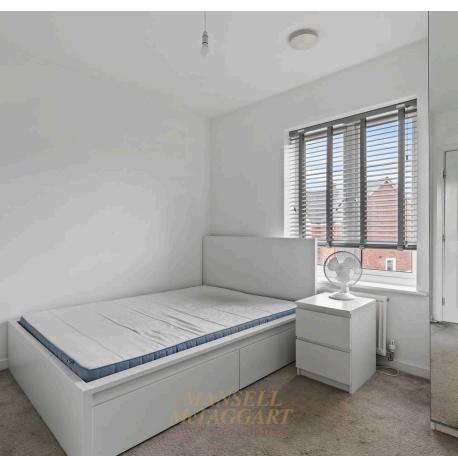
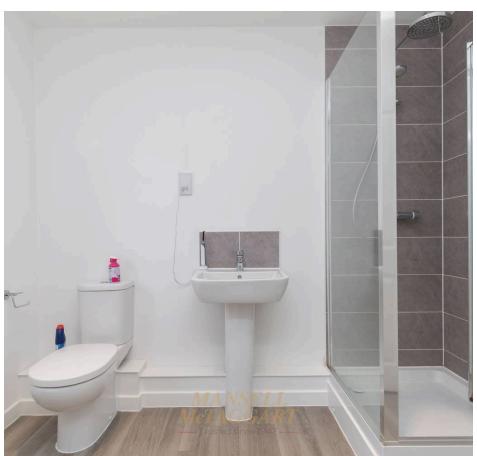
Length of Lease: 999 years from 1 January 2016

Annual Service Charge - £2,000

Service Charge Review Period – January

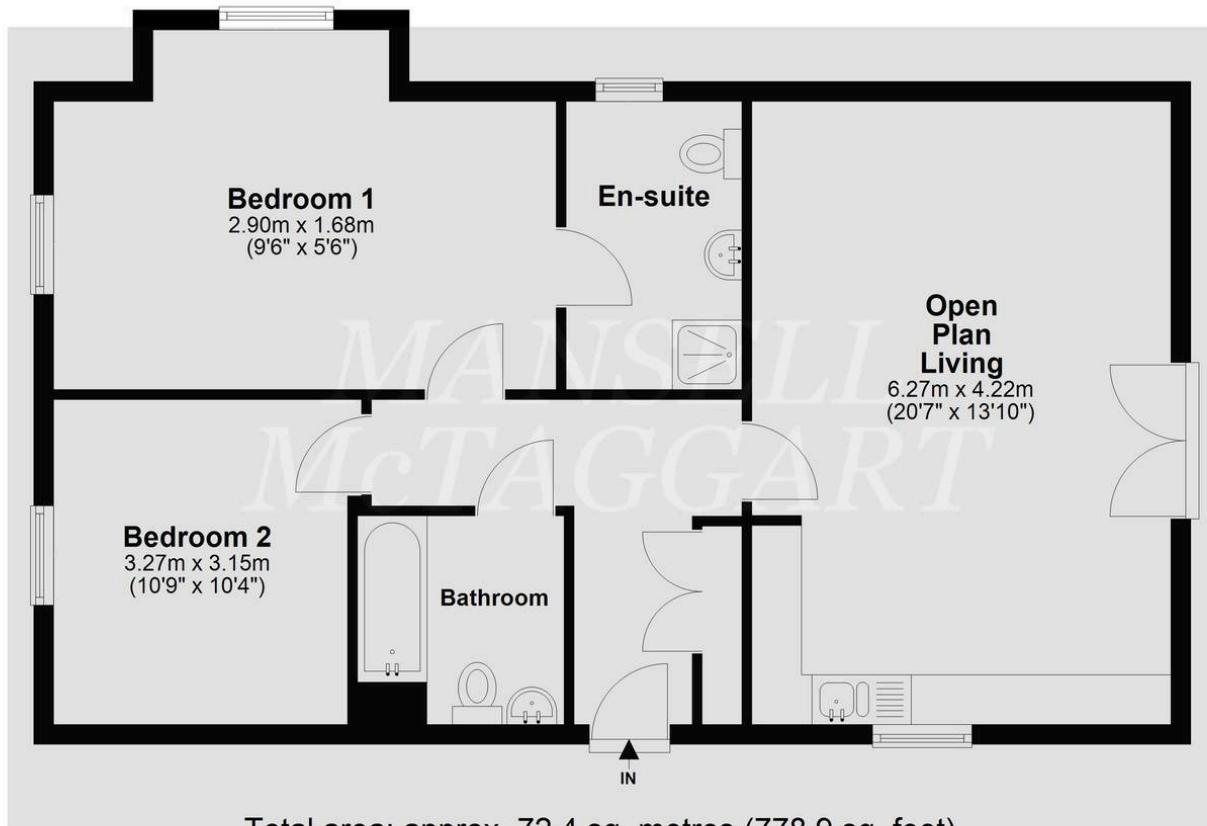
Annual Ground Rent - £250

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



## First Floor

Approx. 72.4 sq. metres (778.9 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 purchaser.

Plan produced using PlanUp.

# Mansell McTaggart Crawley

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