



**Taylor
Robinson**



Riverbrook Road, Forge Wood, Crawley, RH10 3WG

Welcome to this exquisite one-bedroom ground floor apartment located on Riverbrook Road in the sought-after area of Forge Wood. Built in 2024, this modern property offers a contemporary living experience, perfect for those seeking comfort and convenience.

As you enter, you will be greeted by an open plan living room, dining room, and kitchen, creating a spacious and inviting atmosphere. This layout is ideal for both relaxation and entertaining, allowing for seamless interaction between the living spaces. The apartment is designed with a focus on modern living, ensuring that every corner is both functional and stylish.

The bedroom is well-proportioned, providing a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, featuring modern fixtures and fittings that enhance the overall appeal of the apartment.

One of the standout features of this property is that it comes with no onward chain, making the buying process straightforward and hassle-free. Additionally, its prime location near Gatwick Airport offers excellent transport links, making it an ideal choice for commuters or those who travel frequently.

This luxury apartment on Riverbrook Road is not just a home; it is a lifestyle choice that combines modern living with convenience. Whether you are a first-time buyer, a professional, or looking to downsize, this property is sure to meet your needs. Do not miss the opportunity to make this stunning apartment your own.

£240,000 Leasehold

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- 1 Bedroom ground floor Apartment
- No Onward Chain
- Double Glazed Windows
- Great convenient location
- Ground Rent £0 Service Charge
- Lease 998 lease remaining years
- £1559

Entrance

7'4" x 6'5" (2.24 x 1.98)

Hallway

10'4" x 4'0" (3.16 x 1.22)

Kitchen / Living Area

25'2" x 9'9" (7.68 x 2.99)

Balcony

10'10" x 5'3" (3.32 x 1.61)

Bedroom

11'5" x 11'2" (3.49 x 3.42)

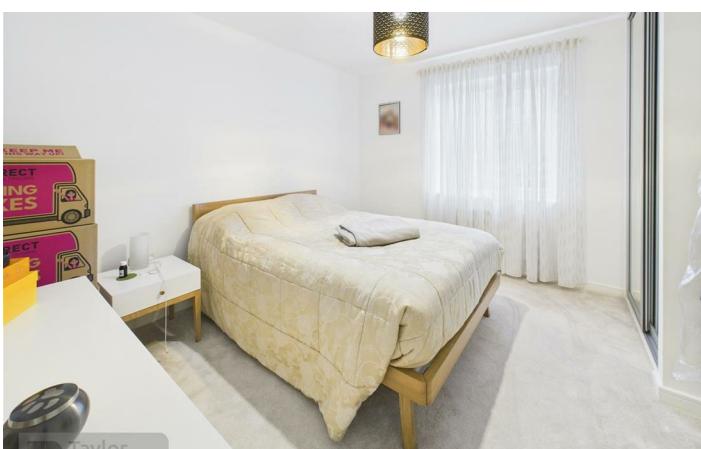
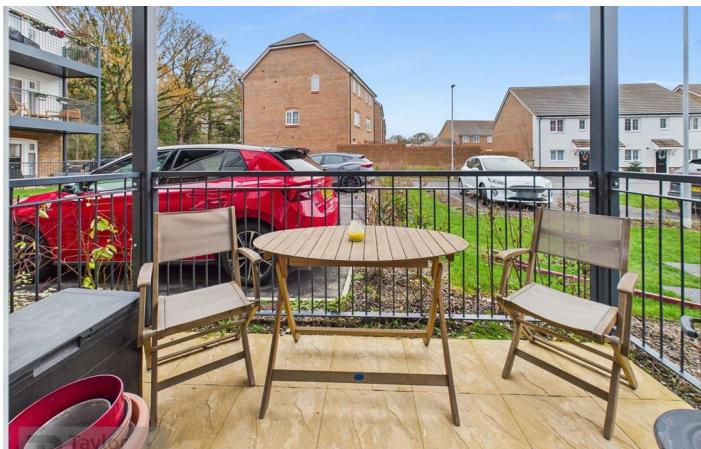
Bathroom

6'10" x 5'5" (2.10 x 1.67)

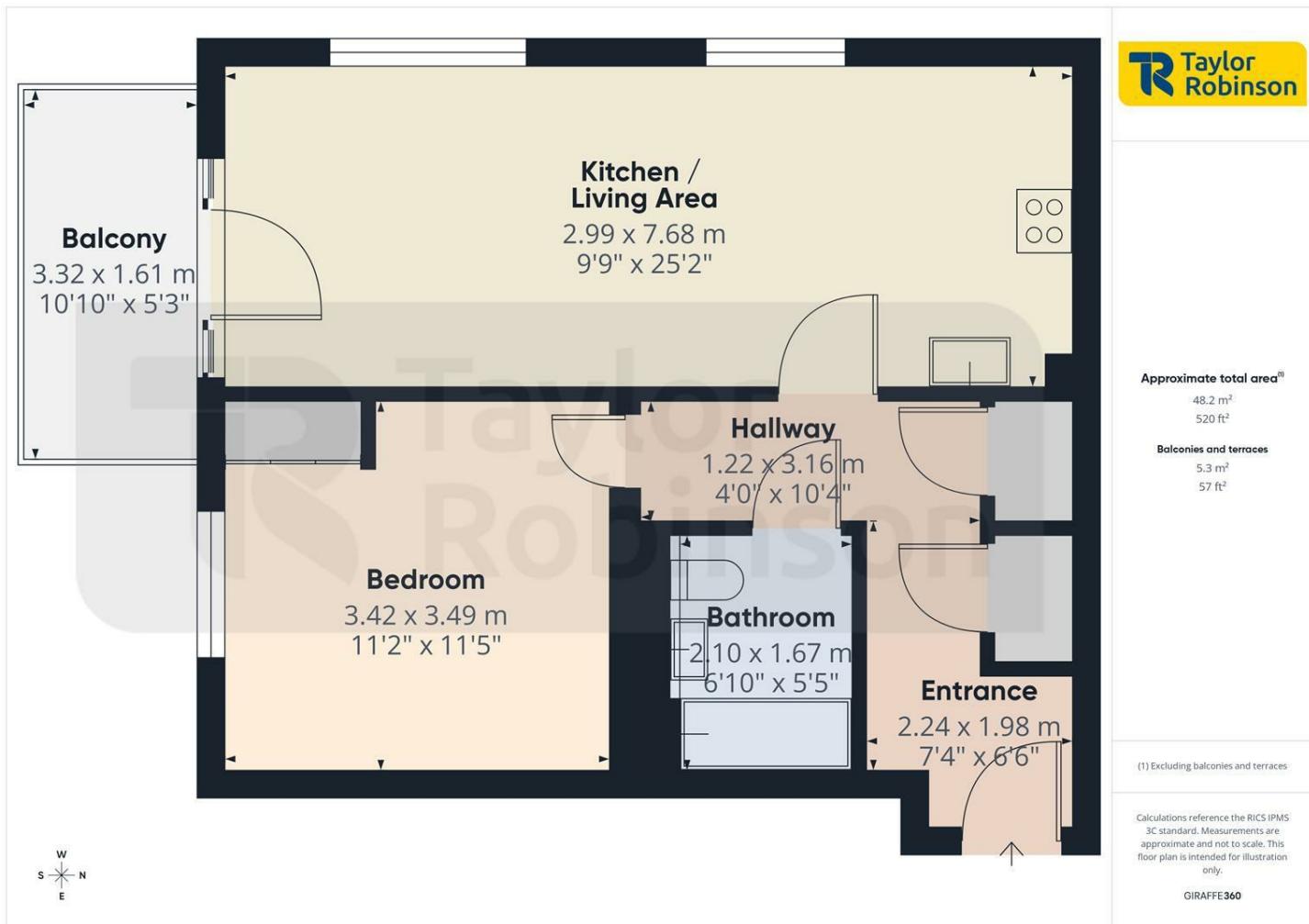
Allocated Parking

Council Tax Band: B





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Branch Address: 2 Brittingham House Orchard Street, Crawley,
West Sussex, RH11 7AE
Tel: 01293 552388
Email: sales@taylor-robinson.co.uk
www.taylor-robinson.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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