



Hammingden Court, Forge Wood
£235,000

**MANSELL
McTAGGART**
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- Situated on the ever popular Forge Wood development on the outskirts of Crawley
- Ground floor maisonette
- Three large storage cupboards within the entrance hallway
- Open plan kitchen/living/dining area with pleasant dual aspect views
- Two double bedrooms
- En-suite shower room and separate bathroom
- Allocated parking space
- VACANT POSSESSION & NO ONWARD CHAIN
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

A great opportunity to purchase a bright and spacious, two double bedroom ground floor maisonette, situated on the ever popular Forge Wood development on the outskirts of Crawley. The property boasts an abundance of storage, a 19ft plus dual aspect kitchen/living/dining area, en-suite shower room, allocated parking space and is offered with NO ONWARD CHAIN.

Entrance into the property is via your own front door, where you are greeted by an inviting entrance hallway with three large built-in storage cupboards and access to all rooms.

The bright and airy dual aspect living space is to your right with windows to the front and side aspects, offering pleasant, peaceful outlooks over predominantly green areas. There is ample space for living and dining room furniture with premium Karndean flooring underfoot.





The kitchen is fitted in an attractive white gloss, complete with cupboards and drawers and integrated appliances, including the wall mounted boiler, which is concealed within a cupboard.

The main bedroom is a generous double room with the added benefit of an en-suite shower room comprising of a shower cubicle, low level WC and wash hand basin. Bedroom two is another well-proportioned double room, perfect for a child, guests or as a room to rent out. Both bedrooms also come with newly fitted carpets underfoot. Completing the accommodation is a guest bathroom, which comprises of a panelled bath with mixer taps, low level WC and pedestal wash hand basin.

Externally, there is a parking area for residents and visitors, of which there is one allocated parking space for this property.

Forge Wood as an area has become increasingly popular over the years with improved bus links to Gatwick and Three Bridges station, a wonderful local school and a range of local shops, which are currently in the process of being built. The property is offered with vacant possession and no onward chain, perfect for those who are looking for a secure and swift transaction.

Lease Details

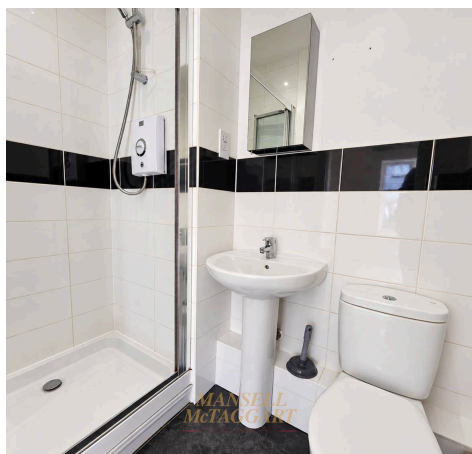
Length of Lease: 108 years remaining (2026)

Annual Service Charge – £2,068.02

Service Charge Review Period – January

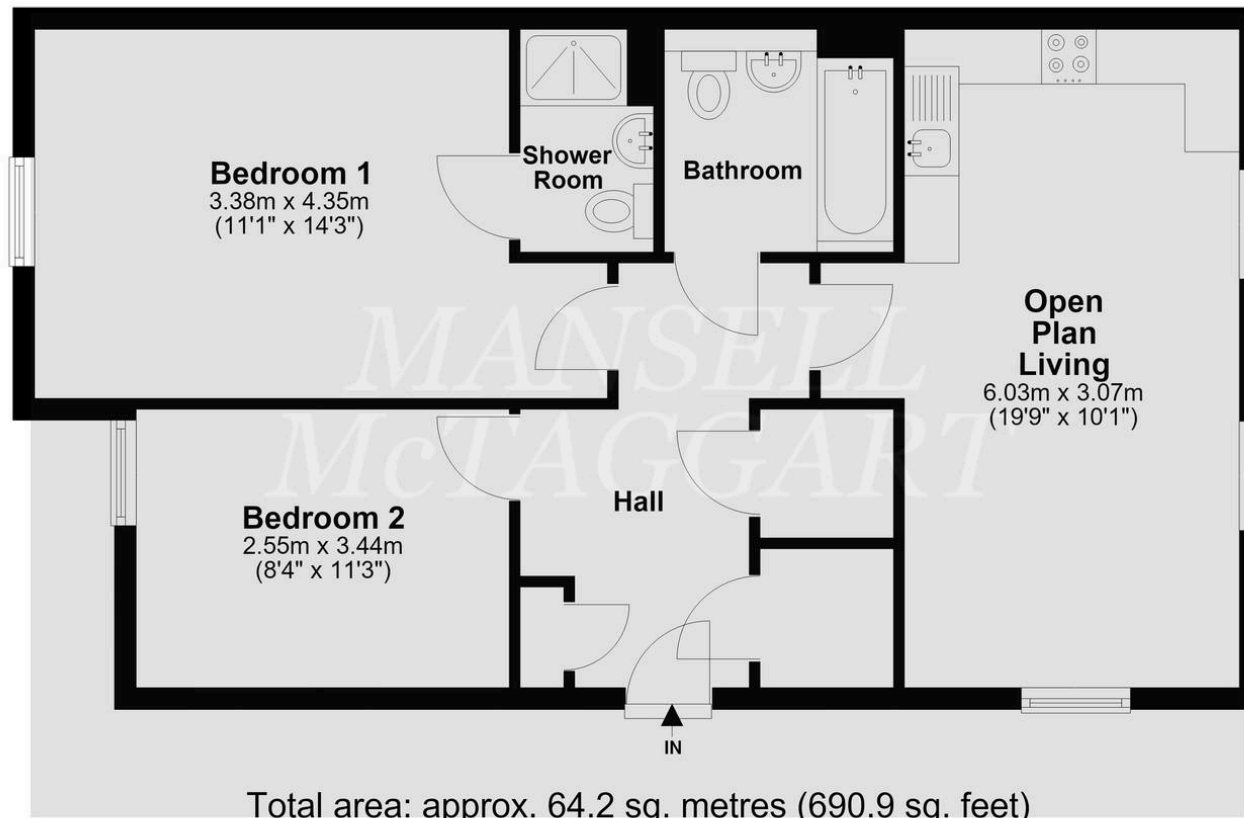
Annual Ground Rent – £395

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



Ground Floor

Approx. 64.2 sq. metres (690.9 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 buyer.
Plan produced using PlanUp.

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