



## Spinks Court, Somerley Drive, Forge Wood

Guide Price £260,000 - £270,000

**MANSELL  
McTAGGART**  
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- Ground floor maisonette
- Two double bedrooms
- Private front door providing direct access to the property
- Allocated carport parking space
- Located within the popular Forge Wood development
- Ideal for first time buyers, downsizers and young families
- Fantastic condition throughout
- Open plan kitchen/living/dining area
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'B'

A spacious and well presented, two double bedroom ground floor maisonette located within the popular Forge Wood development, this property boasts modern living in a desirable location. Perfectly positioned this property has direct links to Gatwick Airport and Three Bridges. Within walking distance you will find two outstanding schools, Forge Wood and Hazelwick, alongside the highly regarded Milton Mount Primary School. The location also boasts easy access to local parks, shops and every day amenities making it an ideal choice for first time buyers, families, those looking to downsize and professionals alike.

The property is accessed via its own private front door which leads straight into the entrance hallway which benefits from a storage cupboard with plenty of space for shoes and coats. From the entrance hall, the door leads into the open plan living/dining room and is a great open area. There are windows to the front and side aspects allowing lots of natural light. There is ample space for a 6-seater dining table and chairs and living room furniture.





The fitted kitchen is located next to the living/dining room and is fitted in an attractive selection of wall and base units incorporating cupboards and drawers with work tops over, integrated electric oven with gas hob and stainless steel extractor hood over, slimline dishwasher and fridge/freezer.

From the open plan living area, there is a further hallway which has a two generous size storage cupboards and access to the bedrooms and bathroom. Both bedrooms are very generously proportioned double bedrooms, with the main bedroom located overlooking the front of the property and second bedroom to the side with plenty of space freestanding wardrobes. The family bathroom is fitted to white suite comprising of a full length panelled bath with wall mounted shower unit over and glass shower screen, pedestal wash hand basin and a low level WC.

Outside the property benefits from well-maintained communal grounds, as well as a car park with visitor parking and the property benefits from an allocated carport style parking space.

#### **Lease Details**

Length of Lease: 125 years from 1 January 2015

Annual Service Charge – £1,084

Service Charge Review Period – January

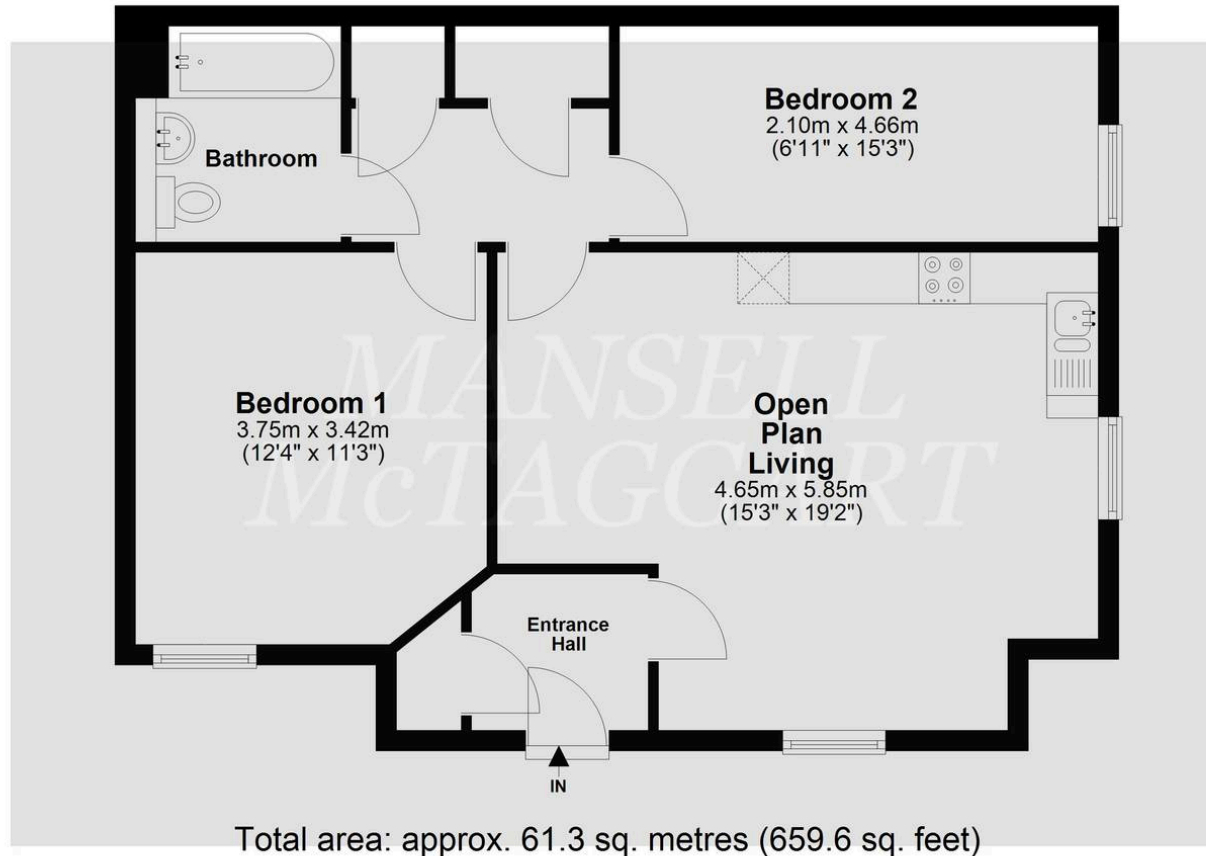
Annual Ground Rent – £250

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



## Ground Floor

Approx. 61.3 sq. metres (659.6 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.

## Mansell McTaggart Copthorne

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