

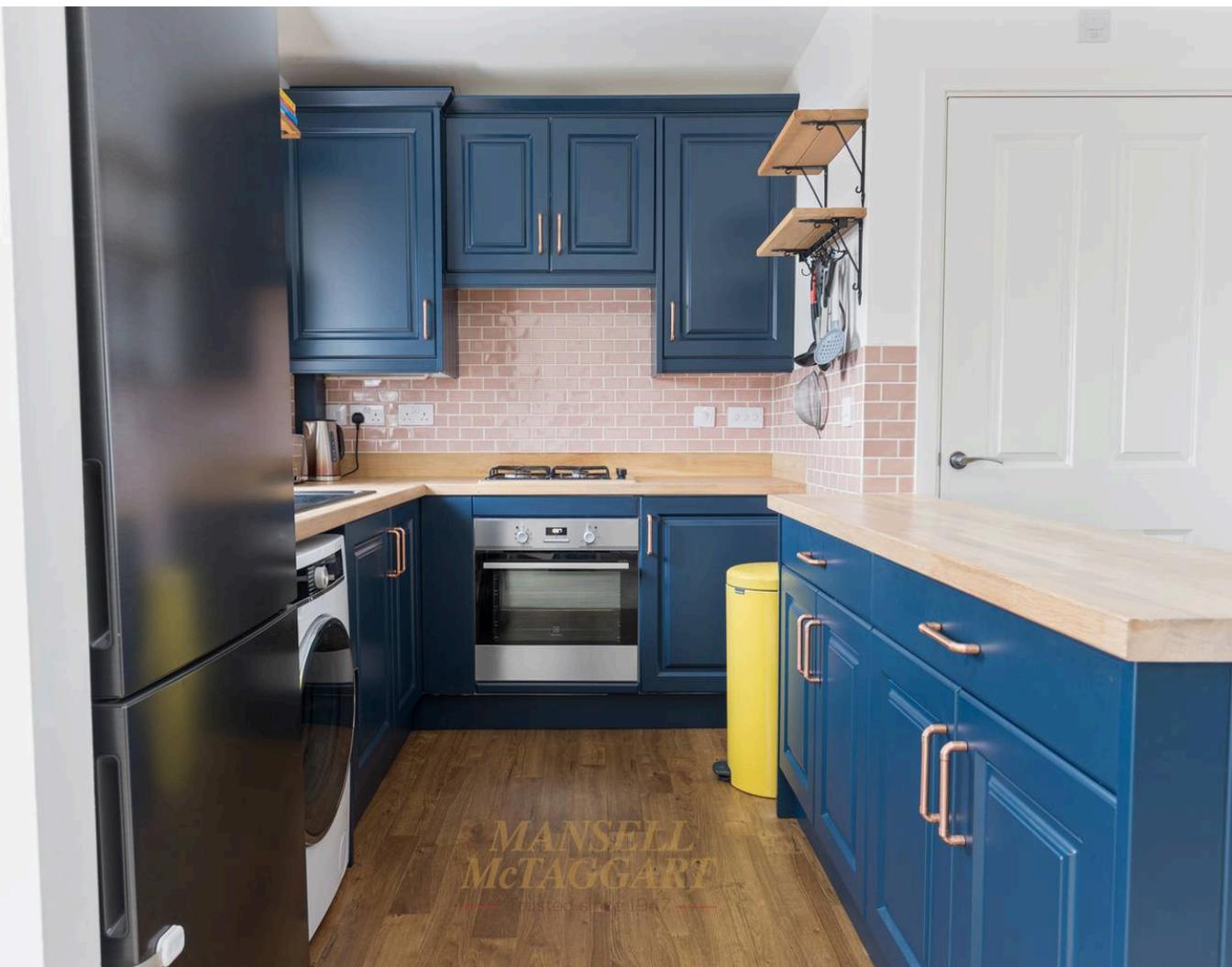


Martindale House, Cornwell Avenue, Forge Wood

Guide Price £270,000 – £280,000

**MANSSELL
McTAGGART**
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- An attractive and upgraded two double bedroom ground floor apartment set within the sought-after location of Forge Wood
- Intercom system- Communal entrance hall - Private entrance hall with large double cupboard
- Open plan double aspect kitchen/living room with integrated appliances
- Two good-sized bedrooms- Family bathroom
- Allocated parking- Visitors parking-Remainder of the NHBC guarantee
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'B'

An attractive and well-presented two-bedroom ground-floor apartment, set within the highly desirable Forge development, built by Persimmon Homes in 2017 and enjoying a quiet, private position.

The property is accessed via a secure communal entrance with intercom system, leading into a well-maintained communal hallway. A private front door opens into a welcoming entrance hall, which benefits from a large double storage cupboard providing both hanging space and shelving, ideal for coats and everyday storage.

The apartment offers two generous double bedrooms, each providing ample space for a king-size bed alongside freestanding furniture, making them ideal for both owners and guests.





The family bathroom is well appointed and features a full-length bath with a separate tiled shower unit, low-level WC, wash hand basin, and an opaque side-facing window providing natural light and privacy.

The heart of the home is the bright and airy open-plan kitchen and living area, which enjoys a dual aspect and an abundance of natural light. The kitchen has been re-fitted to a high standard and comprises a breakfast bar with seating for two, integrated gas hob, electric oven, composite sink with pull out mixer tap, solid oak work surfaces, and space for a washing machine. The living area comfortably accommodates a two-seater sofa and additional freestanding furniture, creating a practical and inviting space for both relaxation and entertaining.

Externally, residents can enjoy access to well-maintained communal gardens, offering a peaceful place to relax and unwind. The property further benefits from allocated parking, with additional visitor spaces available.

Lease Details

Length of Lease: 999 years from 2017

Annual Service Charge – £1,918

Service Charge Review Period – January

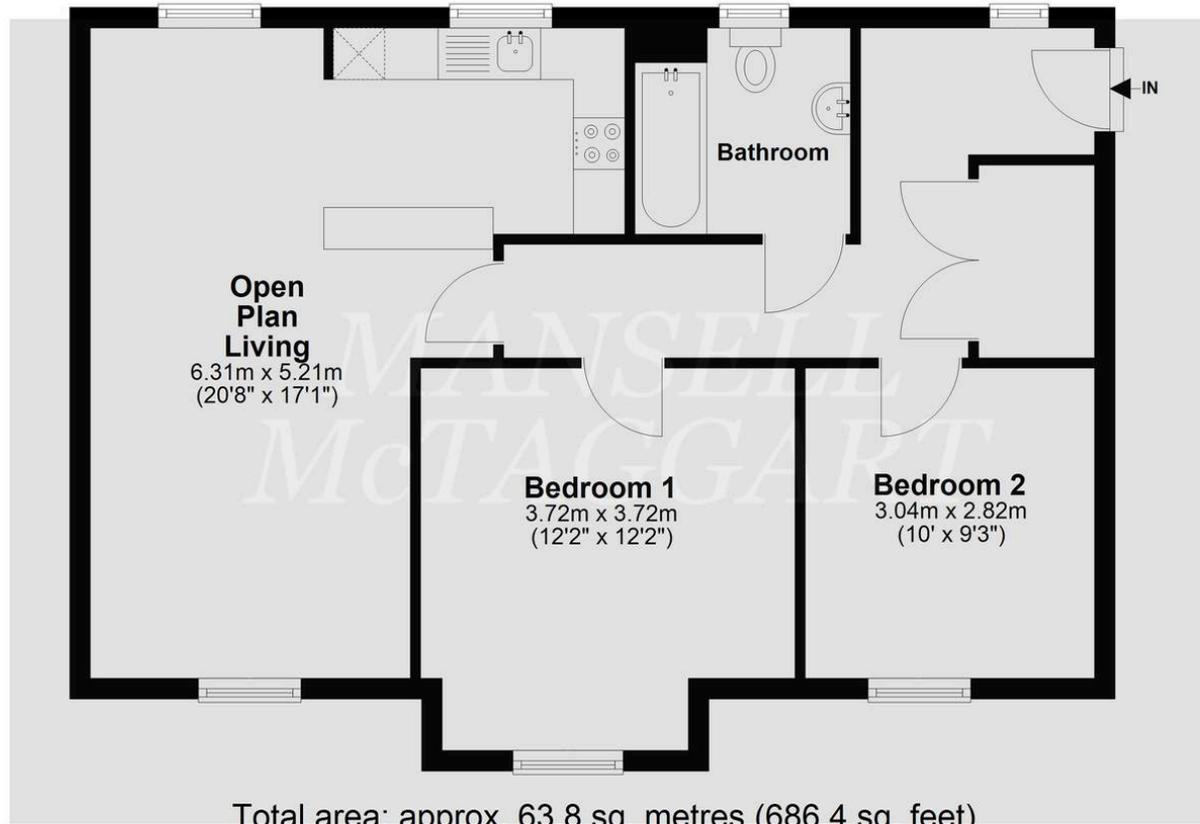
Annual Ground Rent – £250

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



Ground Floor

Approx. 63.8 sq. metres (686.4 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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