



Riverbrook Road, Forge Wood, Crawley, RH10 3WG

Nestled in the desirable area of Forge Wood, Crawley, this modern ground floor apartment on Riverbrook Road offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a stylish living space.

Upon entering, you will find a welcoming reception room that provides a warm atmosphere for relaxation and entertaining. The main bedroom boasts the added luxury of an en-suite shower room, ensuring privacy and convenience. The second bedroom is equally well-proportioned, making it suitable for guests or as a home office.

One of the standout features of this apartment is the private outdoor terrace, which offers a delightful space to enjoy fresh air and sunshine, perfect for al fresco dining or simply unwinding after a long day. Additionally, the property comes with an allocated parking space, providing ease and security for your vehicle.

With a lease of 997 years remaining, this apartment represents a fantastic opportunity for those looking to invest in a modern home in a thriving community. Forge Wood is known for its excellent transport links and local amenities, making it a sought-after location for both commuters and families alike.

In summary, this two-bedroom ground floor apartment on Riverbrook Road is a rare find, combining modern living with outdoor space in a prime location. Do not miss the chance to make this lovely property your new home.

£287,000 Leasehold

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- 2 Double Bedroom Ground Floor Apartment
- Allocated parking space
- Lease 997 Years Remaining
- Excellent Condition Throughout
- Main bedroom with en-suite shower room
- Ground Rent £peppercorn (£0) pa
Service Charge £2000 pa
- Private outdoor terrace
- Situated in the sought-after Forge Wood development

Entrance

6'8" x 3'10" (2.05 x 1.19)

Hallway

12'11" x 3'6" (3.95 x 1.08)

Kitchen / Dining / Living Area

27'1" x 9'9" (8.27 x 2.98)

Bedroom 1

13'6" x 9'3" (4.14 x 2.83)

Shower Room

7'1" x 4'5" (2.16 x 1.35)

Bedroom 2

12'0" x 9'2" (3.68 x 2.81)

Bathroom

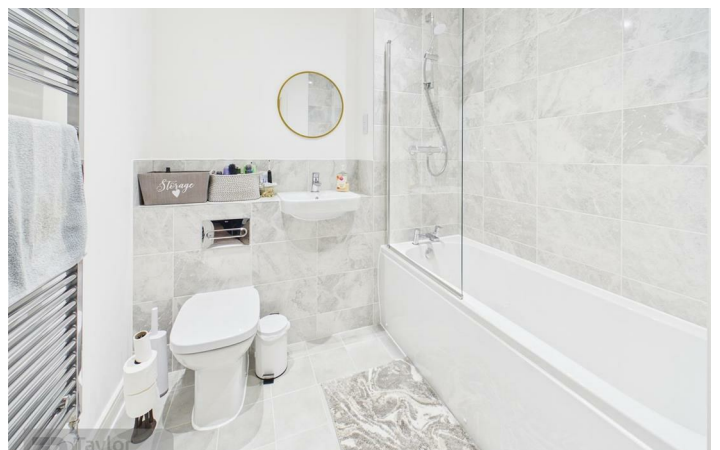
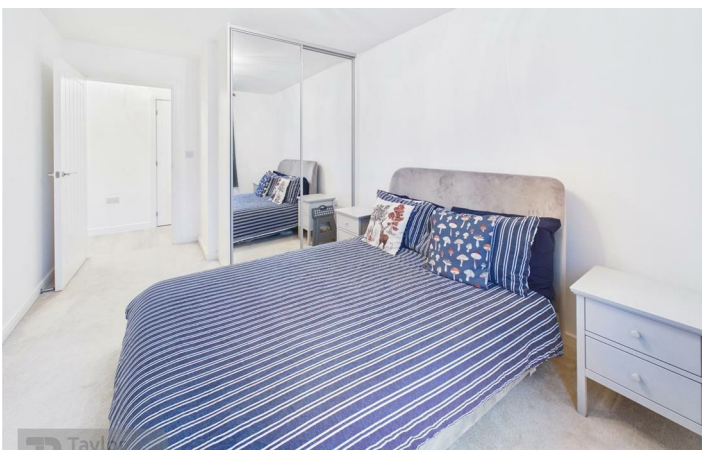
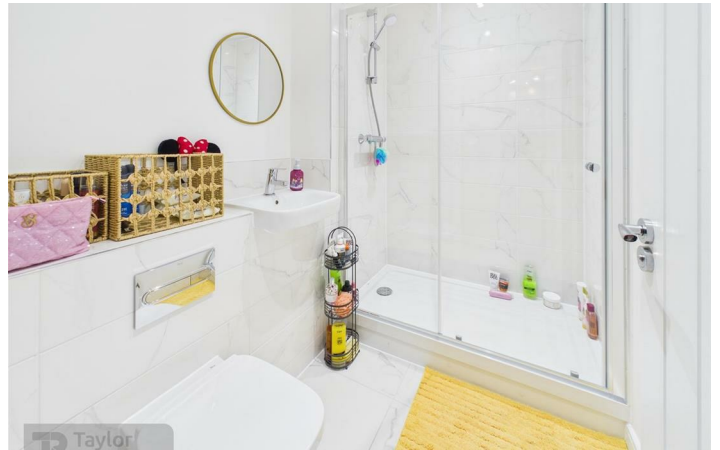
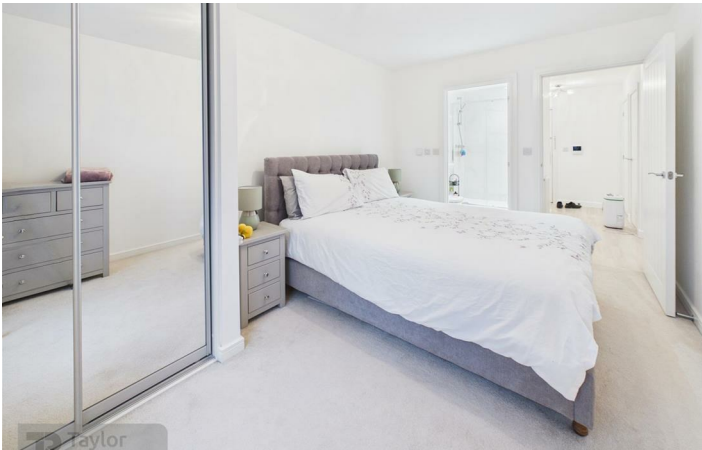
6'11" x 5'5" (2.11 x 1.67)

Terrace

10'9" x 7'3" (3.30 x 2.23)

Council Tax Band: C





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	