



**Spinks Court, Somerley Drive, Crawley, RH10 3SY**

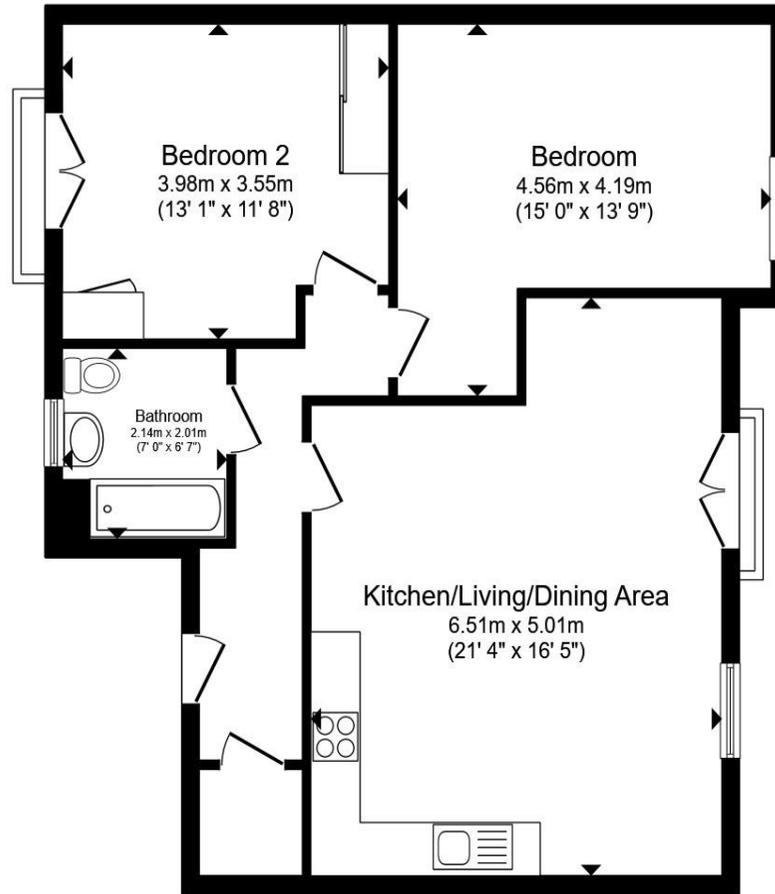


**welcome to**

**Spinks Court Somerley Drive, Crawley**

Modern first-floor two-bedroom apartment in Forge Wood with allocated parking. Features a bright open-plan kitchen/living/dining area with Juliet balcony, two double bedrooms (one with Juliet balcony), storage cupboard and a modern bathroom. Close to schools and amenities.





## Floor Plan

Total floor area 72.6 m<sup>2</sup> (781 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## Spinks Court Somerley Drive, Crawley

- First-floor two-bedroom apartment in popular Forge Wood
- Bright open-plan kitchen/living/dining room
- Fitted kitchen with integrated oven, hob and extractor
- Modern family bathroom with bath, WC and wash basin
- Ample storage, including hallway cupboard

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2100.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

# £270,000



Please note the marker reflects the postcode not the actual property

### Property Description

A beautifully presented two-bedroom first-floor apartment located in the sought-after Forge Wood development. This modern home benefits from an allocated parking space and is ideally positioned within easy reach of local primary schools, green spaces and everyday amenities-perfect for first-time buyers, downsizers or investors.

Stepping inside, the welcoming entrance hall includes a useful storage cupboard and provides access to all rooms. The heart of the home is the impressive open-plan kitchen/living/dining room, offering a bright and versatile space for relaxation and entertaining. The fitted kitchen features a range of wall and base units with worktops over, an integrated oven, hob and extractor fan, plus space for a washing machine, fridge/freezer and dishwasher. There is ample room for a dining table and chairs, along with sofas and additional freestanding furniture. A Juliet balcony enhances the room with natural light and fresh air.

The property boasts two generous double bedrooms, ideal for families, sharers or a home office setup. One of the bedrooms further benefits from its own Juliet balcony, adding to the sense of space and light.

Completing the accommodation is the modern family bathroom, fitted with a WC, wash basin and bath.

view this property online [fox-and-sons.co.uk/Property/CRA111848](https://fox-and-sons.co.uk/Property/CRA111848)



Property Ref:  
CRA111848 - 0002

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