



## Cornwell Avenue, Forge Wood, Crawley, RH10 2AH

Welcome to this splendid modern ground floor apartment located on Cornwell Avenue in the desirable Forge Wood area of Crawley. This delightful property boasts two spacious double bedrooms, making it an ideal choice for couples, small families, or even as a lucrative investment opportunity.

Upon entering, you will be greeted by a well-appointed reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The apartment is in excellent condition throughout, ensuring that you can move in with ease and comfort. The master bedroom features an en suite shower room, providing added convenience and privacy.

One of the standout features of this property is the allocated parking space, conveniently located adjacent to the apartment, making it easy for you and your guests to come and go. Additionally, the apartment enjoys a great position with lovely views, allowing you to appreciate the surrounding scenery from the comfort of your home.

This property is not only modern and stylish but also offers a practical layout that maximises space and functionality. With its prime location in Forge Wood, you will benefit from a peaceful residential area while still being within easy reach of local amenities and transport links.

In summary, this two-bedroom apartment on Cornwell Avenue presents a fantastic opportunity for those seeking a contemporary living space in Crawley. Don't miss your chance to make this lovely apartment your new home.

**£285,000 Leasehold**

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- 2 Double Bedroom Ground Floor Apartment
- Great position with lovely views
- Lease remaining 119 Years
- Excellent Condition Throughout
- Allocated Parking Space adjacent
- Service Charge £1802pa Ground Rent Nil
- En Suite Shower Room to Bedroom 1
- Close to amenities

## Entrance

6'8" x 4'3" (2.05 x 1.32)

## Bathroom

7'3" x 6'3" (2.23 x 1.91)

## Hallway

19'5" x 3'4" (5.92 x 1.03)

## Allocated Parking

## Kitchen / Dining / Living Area

17'9" x 12'5" (5.43 x 3.81)

## Bedroom 1

12'4" x 10'5" (3.77 x 3.18)

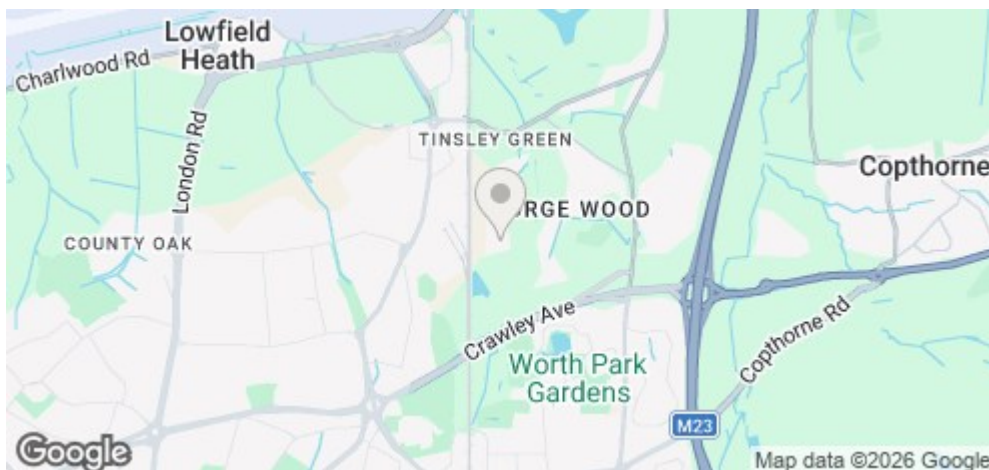
## Shower Room

8'3" x 3'9" (2.53 x 1.16)

## Bedroom 2

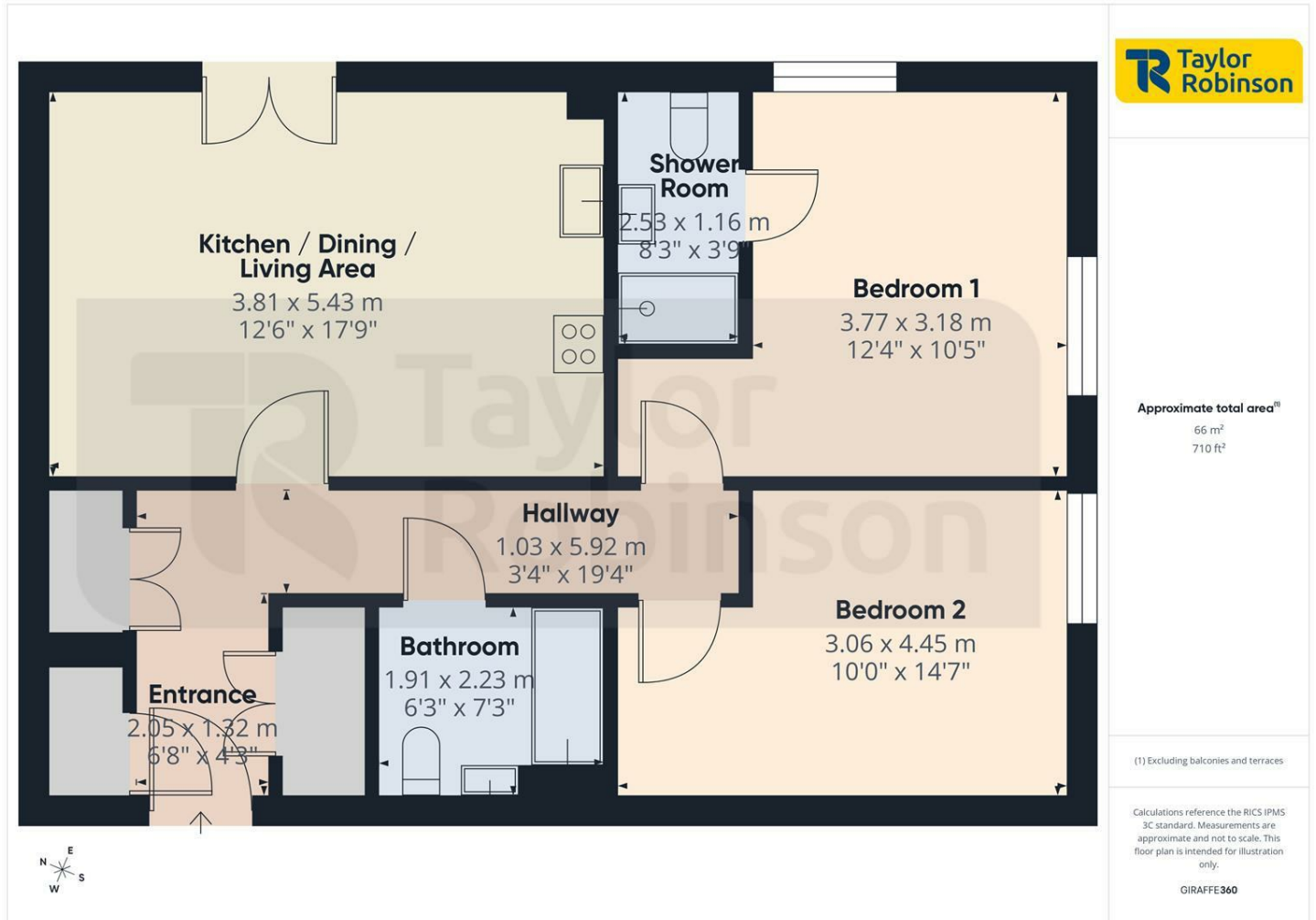
14'7" x 10'0" (4.45 x 3.06)

## 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) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	