



## Somerley Drive, Forge Wood, Crawley, RH10 3FD

Welcome to Woolf House, a modern apartment located on Somerley Drive in the desirable area of Forge Wood, Crawley. This delightful two-bedroom apartment, built in 2017, offers a contemporary living experience with an impressive outlook that provides a genuine sense of space and privacy.

As you enter, you will be greeted by a bright and airy open plan kitchen, living, and dining area, perfect for both relaxation and entertaining. The design maximises natural light, creating a warm and inviting atmosphere throughout the home. The apartment features two generously sized double bedrooms, ensuring ample space for rest and personal belongings.

The property also includes a well-appointed bathroom, catering to all your needs. For your convenience, there is an allocated parking space, along with plenty of visitor parking available for guests.

Situated in a prime location, this apartment boasts easy access to transport links, making it an ideal choice for commuters. Additionally, Crawley town centre is just a short distance away, offering a variety of shops, restaurants, and amenities.

Woolf House presents an excellent opportunity for those seeking a modern and comfortable living space in a vibrant community. This apartment is sure to impress with its blend of style, convenience, and accessibility. Don't miss the chance to make this lovely property your new home.

***Offers In Excess Of £254,000 Leasehold***

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- 2 Double Bedroom Apartment
- Allocated parking space plus ample visitor parking
- Lease 989 Years Remaining
- Bright open plan kitchen / living / dining space
- Located in the sought-after Forge Wood development
- Ground Rent £250 pa
- Impressive outlooks offering a real sense of space and privacy
- Easy access to transport links, Crawley town centre & Gatwick
- Service Charge £2280.22 pa

## Entrance

## Kitchen

9'2" x 6'4" (2.81 x 1.95)

## Living / Dining Room

20'5" x 9'10" (6.23 x 3.02)

## Bedroom 1

12'0" x 12'0" (3.68 x 3.68)

## Bedroom 2

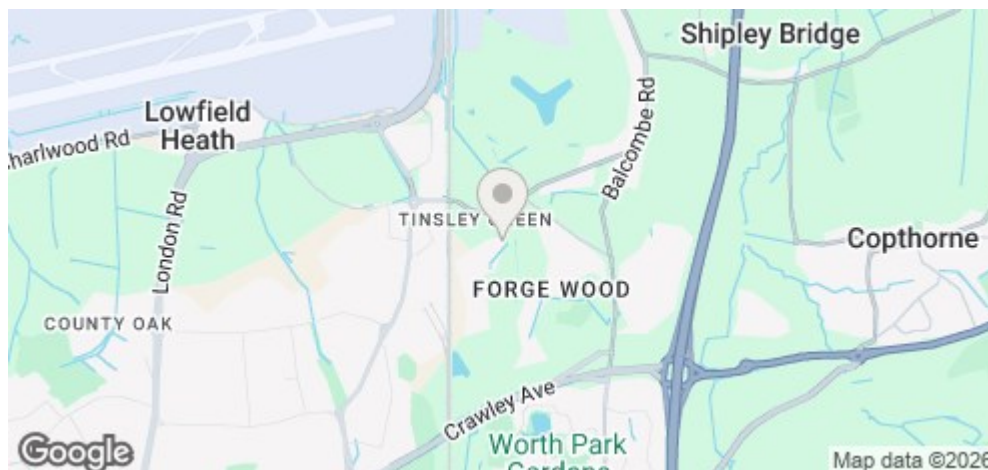
9'9" x 9'0" (2.99 x 2.76)

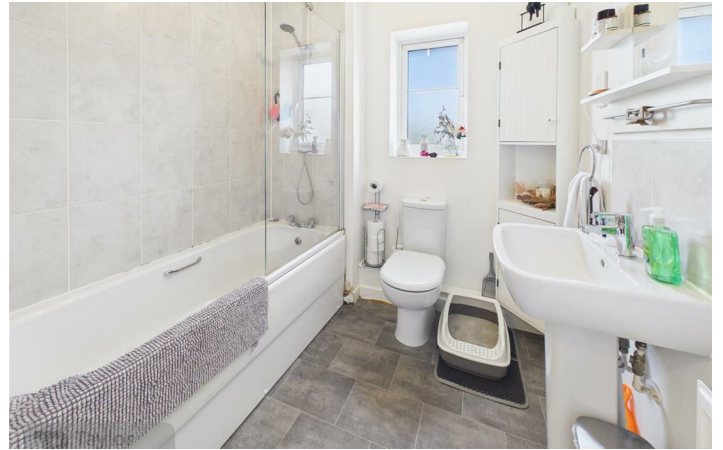
## Bathroom

6'9" x 6'3" (2.08 x 1.93)

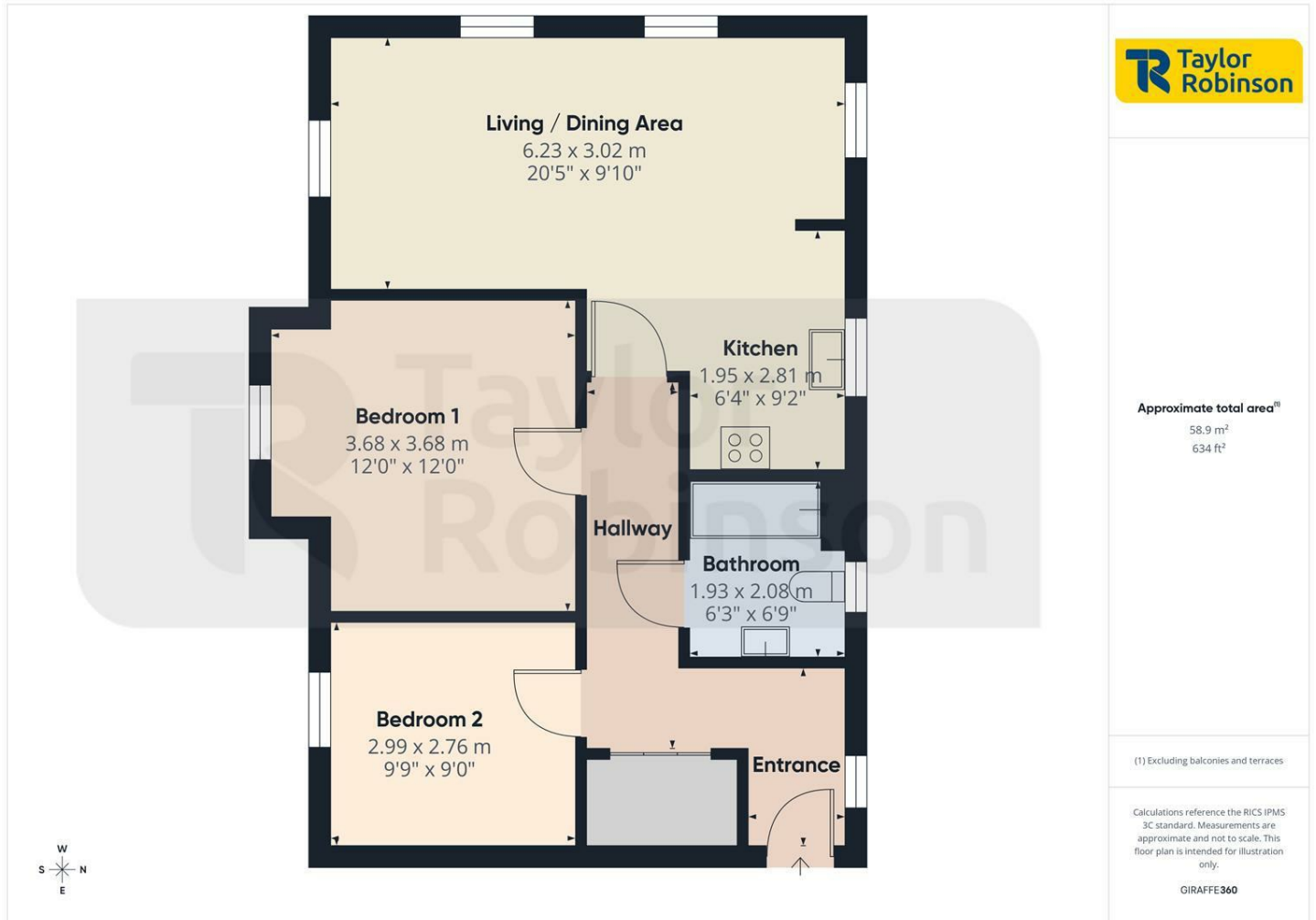
## Allocated Parking

## 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	