



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.

£260,000 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

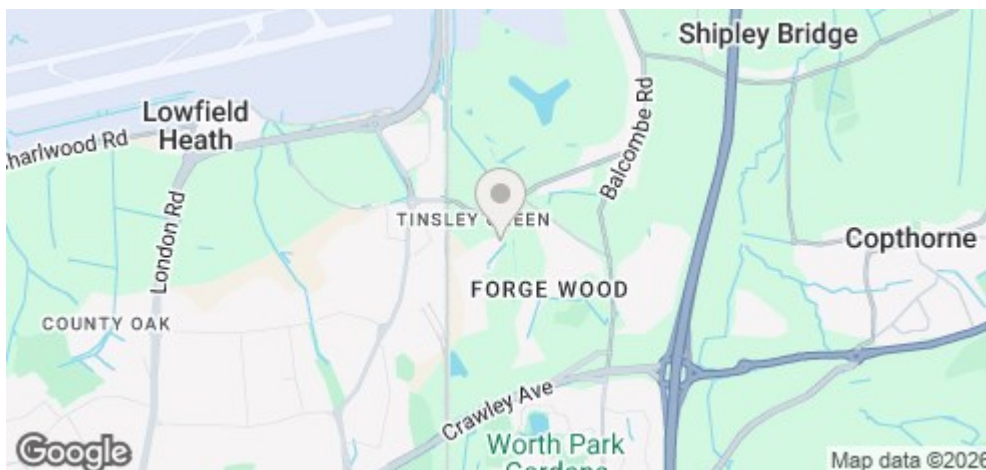
9'9" x 9'0" (2.99 x 2.76)

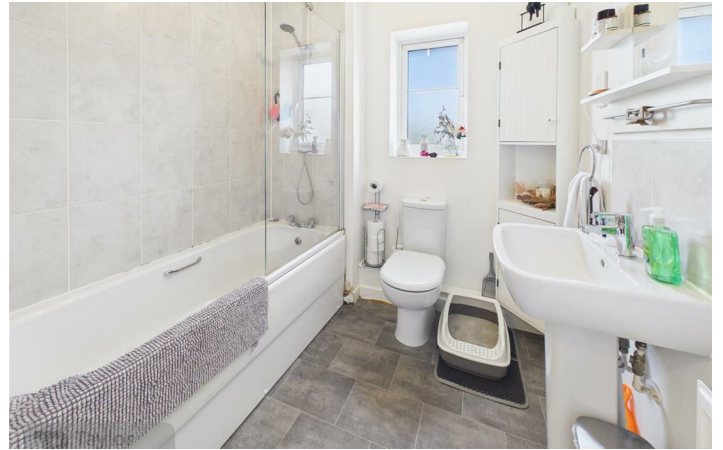
Bathroom

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

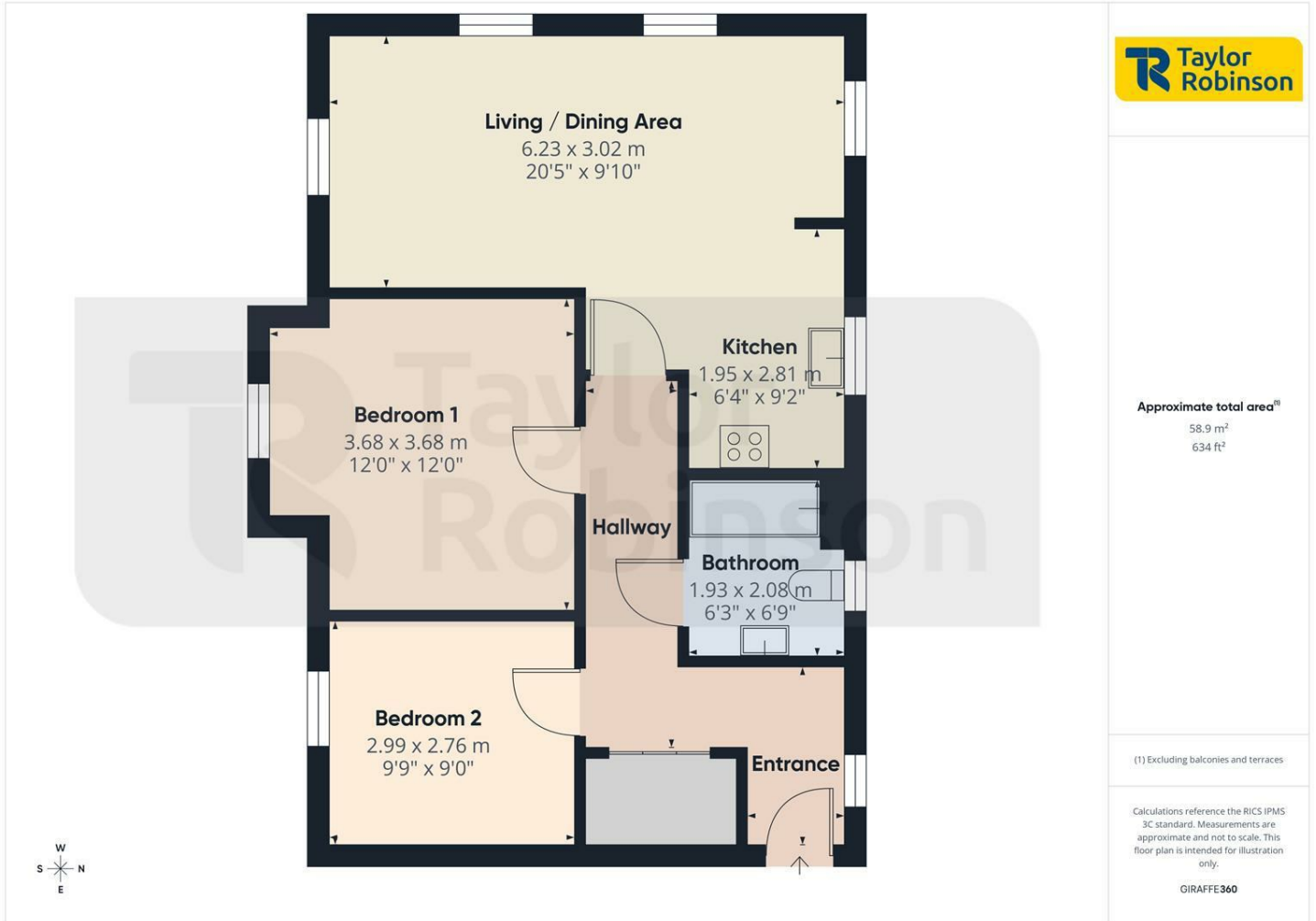
Allocated Parking

Council Tax Band: C





Floor Plan



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Branch Address: 2 Brittingham House Orchard Street, Crawley, West Sussex, RH11 7AE

Tel: 01293 552388

Email: sales@taylor-robinson.co.uk

www.taylor-robinson.co.uk

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	