



Woodlands House, Somerley Drive

Guide Price £270,000 - £280,000

**MANSELL
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Woodlands House, Somerley Drive

- No onward chain
- Two double bedrooms
- First floor apartment
- Allocated parking
- Remainder of 10 year NHBC warranty
- Inter-com entry system
- Short walk from newly built local amenities
- Council Tax Band 'C' and EPC 'B'

An opportunity to acquire a beautifully presented two double bedroom first floor apartment. The property is situated in the popular and sought-after Forge Wood development.

You access the flat via an inter-com system. Once inside the property you are greeted with a large entrance hall with space for shoes and coats. To your right you find a very large storage cupboard with ample space for white goods along with any other storable items. To the left of the hallway is the family bathroom which is a white suite comprising a panel enclosed bath with shower over, pedestal hand basin, W.C, tiled walls, heated towel rail and obscure double-glazed window.

At the end of the hall resides the large second bedroom, comfortably fitting a king-sized bed and any freestanding units you may want, a double-glazed window overlooks the rest of the complex and provides ample natural light.





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A further large storage cupboard is within the hallway separating the two bedrooms. The master bedroom is very comfortable double bedroom with double aspect windows and en-suite comprising of a shower cubicle with a mixer shower unit, pedestal hand basin with a mixer tap, WC, tiled walls, extractor fan, recessed lights.

The open plan kitchen/living is light and airy and facing out on to the front of the building. There is plumbing and space for a washer/drier and dishwasher with space for fridge/freezer. The property has private allocated parking to the rear alongside multiple visitor parking bays.

Lease Details

Length of Lease: 125 years from 1st January 2016

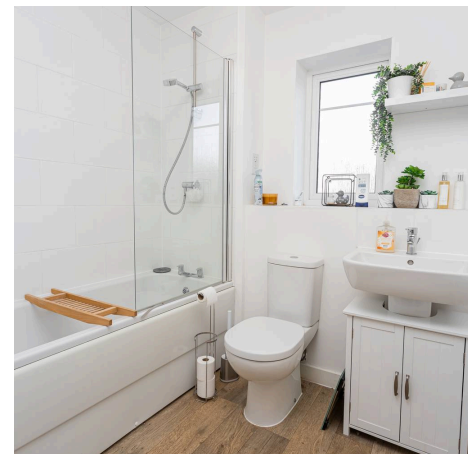
Annual Service Charge – £2,100

Service Charge Review Period – March

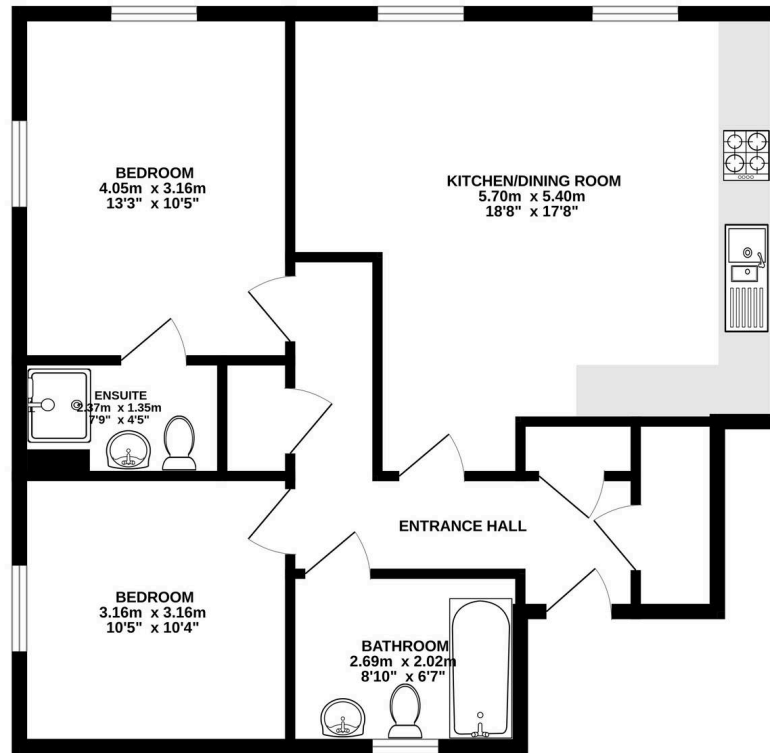
Annual Ground Rent – £250

Ground Rent Review Period – March

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor



69.3 sq.m. (746 sq.ft.) approx.



TOTAL FLOOR AREA : 69.3 sq.m. (746 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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