



Nagle House, Cornwell Avenue, Forge Wood

£270,000

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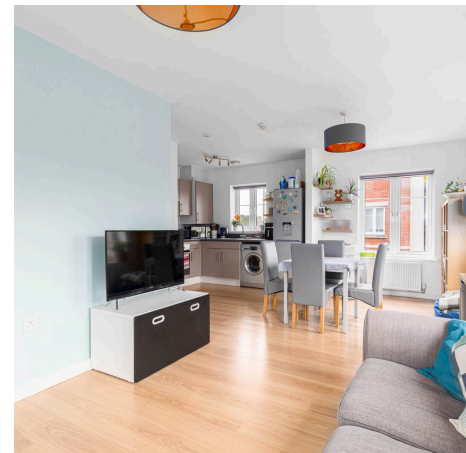
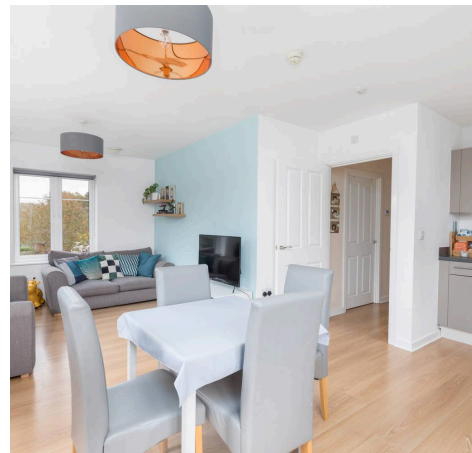
- Two double bedroom apartment
- Built by Persimmon Homes
- Allocated parking
- Remainder of 10-year NHBC warranty
- Direct links to Gatwick Airport
- Juliet balcony
- Long lease
- Council Tax Band 'C' and EPC 'B'

A high specification and well-presented first floor, two double bedroom apartment, built by Persimmon Homes.

The property is situated in a quiet position in the popular and sought-after Forge Wood development. You access the flat via a telecom inter system. Once inside the main property you are greeted with a very large entrance hallway with space for shoes and coats.

There is a large storage cupboard to your right with plenty of space for storable items. The family bathroom this is inclusive of a large full-length bath with tiling and shower overhead, low level WC, wash hand basin and opaque window.

Across the hallway you have the second bedroom. The bedroom is a good size double room with ample room for storage units and window overlooking the rest of the Forge Wood complex. The master bedroom is of very large portions with space for numerous storage units and plenty of natural light flowing through the Juliet balcony.





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To the rear of the flat you will find the main living area and kitchen. There is a kitchen/dining area to your left. The kitchen is equipped with mainly integrated appliances, some of these include oven, washer/drier. There is also space for an American style fridge/freezer. The main living room itself has space for two double sofas and has triple aspect windows allowing even more natural light to pour into the room, as well as giving great views. The room is completed by the dining table which is situated to the right of the kitchen and has space for up to six people sitting around it.

Outside you have communal gardens, along with one allocated parking spot. In addition, there is various visitor parking.

This flat is a fantastic opportunity for a first time buyer or an ideal investment property.

Lease Details

Length of Lease: 999 years from 01 January 2016

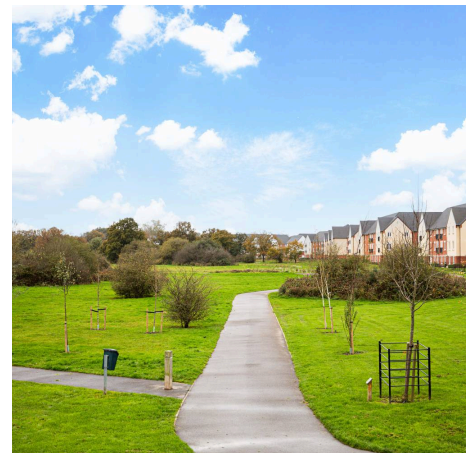
Annual Service Charge – £1,893.25

Service Charge Review Period - March

Annual Ground Rent - £240

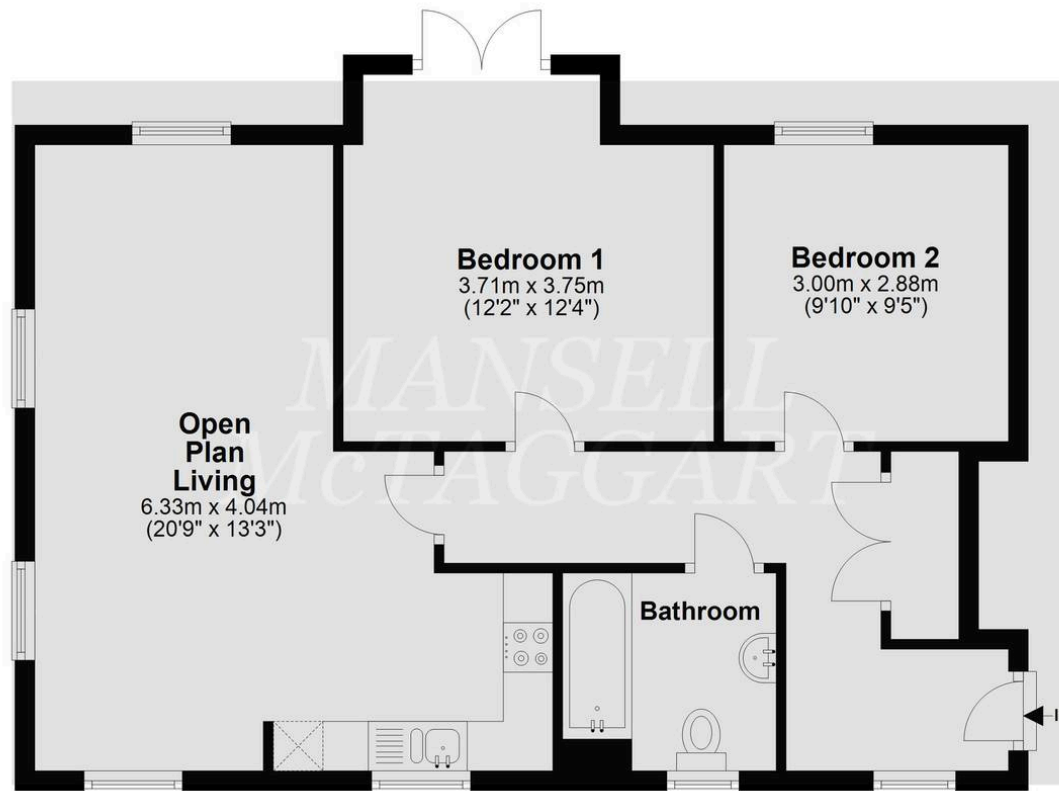
Ground Rent Review Period - March

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



First Floor

Approx. 63.0 sq. metres (678.1 sq. feet)



Total area: approx. 63.0 sq. metres (678.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.

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