



## Horn House, Eames Way, Forge Wood

In Excess of £230,000

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## Horn House, Eames Way, Forge Wood

- Scenic views from property
- One double bedroom
- Immaculately presented throughout
- Large open plan living area
- Allocated parking
- Remainder of 10-year NHBC warranty
- Council Tax Band 'B' and EPC 'B'

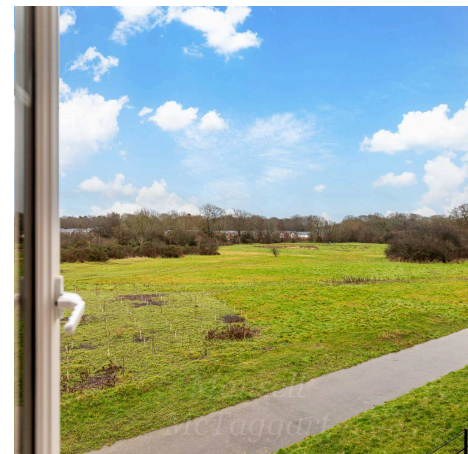
An immaculate one bedroom, first floor apartment in the highly desirable Forge Wood development, built by Persimmon Homes in 2020.

Situated in a peaceful location, this property offers a high specification finish and is presented beautifully.

Upon entering the flat, you are greeted by a spacious entrance hallway with plenty of room for coats and shoes as well as two storage cupboards.

The bedroom which is capable of holding a king-sized bed alongside further freestanding furniture such as a large wardrobe, bed side cabinets and a chest of draws.

The family bathroom boasts a large full-length bath with tiling and an overhead shower, wall mounted towel rail as well as a low-level WC and wash hand basin.





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Moving to the rear of the property is where living area and kitchen is located. The kitchen area is equipped with integrated appliances, including an oven, gas hob and washer/dryer and fridge/freezer. The current owner has a six-seater dining table dividing the open plan space between the kitchen and living area. The living room is open, light and airy and benefits from the Juliet balcony overlooking the communal grounds.

Finally, this property comes with an allocated parking for one car alongside various other visitor parking spaces.

### Lease Details

Length of Lease – 999 years from 2020

Service Charge – £1,700

Service Charge Review Period – January

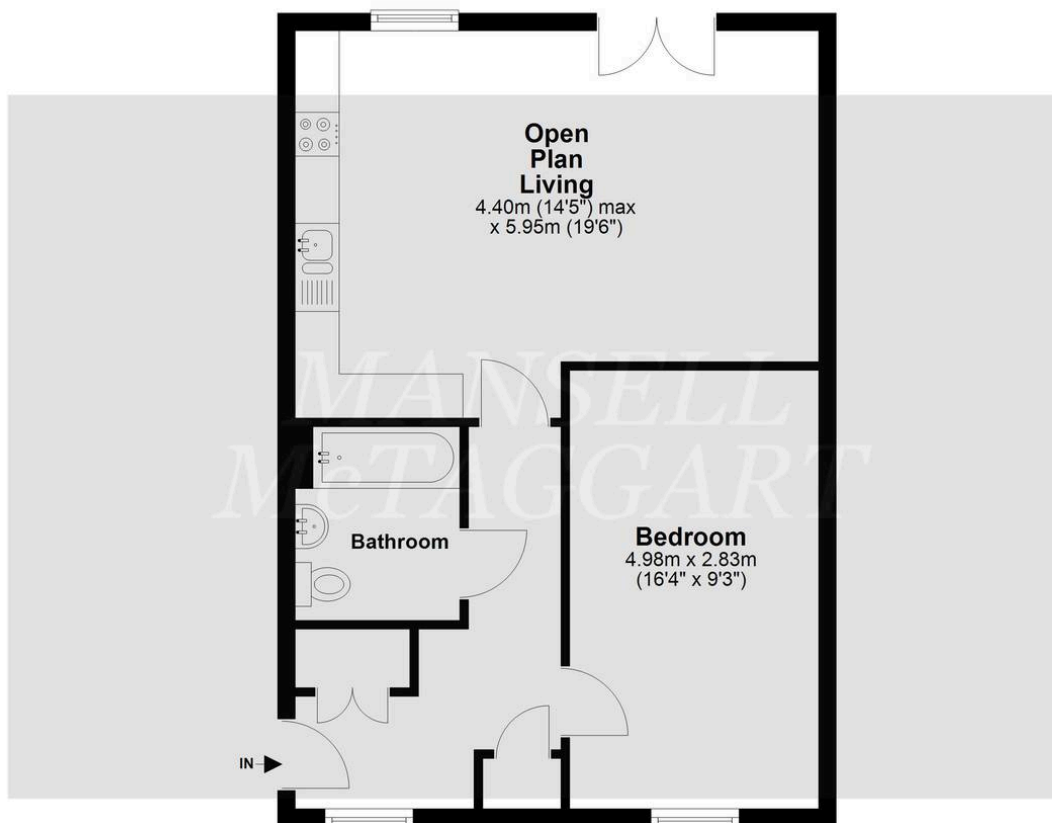
Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.





## First Floor

Approx. 52.6 sq. metres (566.2 sq. feet)



Total area: approx. 52.6 sq. metres (566.2 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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