



Clematis House, Beryl Close, Forge Wood

Guide Price £260,000 – £270,000

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- First floor flat
- Two double bedrooms
- Spacious and well presented throughout
- Open plan living accommodation
- Two double storage cupboards to entrance hall
- Modern apartment built in 2019 on the highly desirable Forge Wood development
- Juliette balcony
- Allocated parking space
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'B'

A spacious and well-presented two double bedroom first floor apartment, situated within the popular Forge Wood development. Built in 2019, the property is ideally located within easy reach of both Gatwick Airport and Crawley town centre, making it perfect for first-time buyers.

Upon entering the property, you are welcomed by a spacious hallway. Following the L-shaped hallway, you will find two well-proportioned double bedrooms, one of which benefits from a Juliet balcony with attractive views. The modern and immaculate bathroom features a full-length panelled bath, low-level WC, wash hand basin, heated towel rail and extractor fan, all finished with stylish tiling.





The spacious living area is bright and inviting, with light décor and large double-glazed windows allowing the room to be flooded with natural light. The generous living space comfortably accommodates both lounge furniture and a dining table with chairs.

The stunning integrated kitchen is fitted with a range of appliances including a dishwasher, washer/dryer, fridge/freezer, gas hob and double oven. There is also ample worktop space and a selection of wall-mounted storage units.

Externally, the property benefits from an allocated parking space and ample visitor parking. Internal viewings are highly recommended.

Lease Details

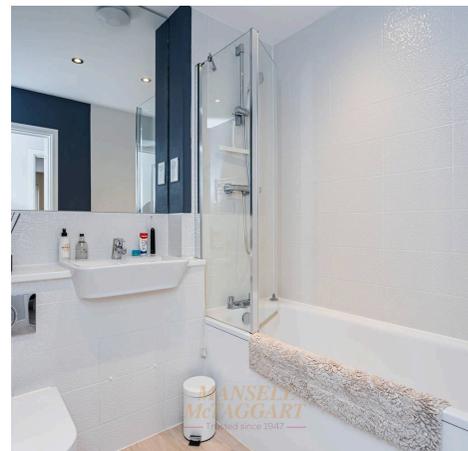
Length of Lease: 116 years remaining (2026)

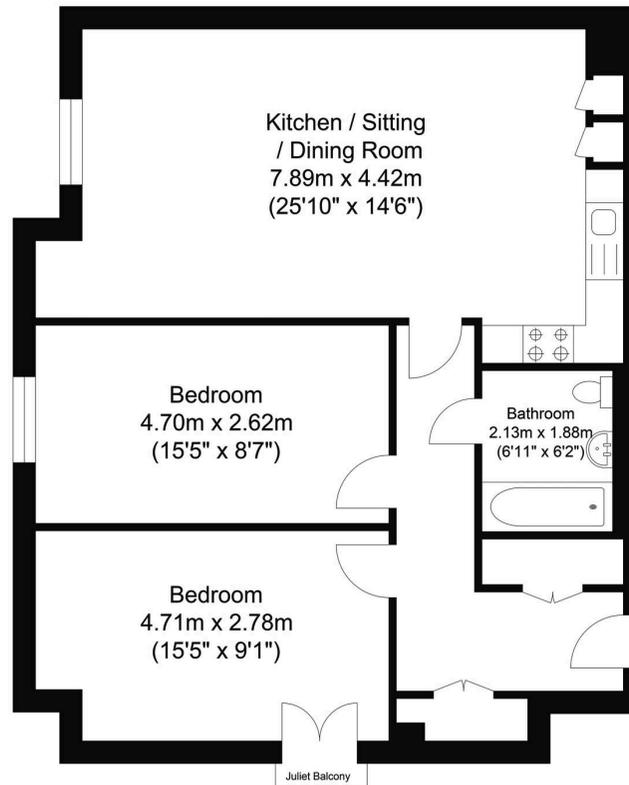
Annual Service Charge – £1900

Service Charge Review Period – January - December

Annual Ground Rent – £225

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





Approximate Floor Area
760.68 sq ft
(70.67 sq m)

Approximate Gross Internal Area = 70.67 sq m / 760.68 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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