



Cornwell Avenue  
Forge Wood, West Sussex RH10 3FF

**Guide Price £245,000**

\*\*\* Guide Price £245,000 - £255,000 \*\*\*

Astons are delighted to market this beautifully presented and spacious two bedroom apartment located within the popular Forgewood development. Inside this superb property features a bright and airy lounge/kitchen-dining room, two good sized bedrooms, a fitted white bathroom suite and ample storage, additional benefits of this apartment include upvc double glazing, gas central heating and an allocated parking space. EPC Rating B (84). Council Tax Band C, Tenure Leasehold.



### Entrance Hall

Front door, double glazed window to side aspect, wood effect laminate flooring, access to storage cupboard, doors to:

### Lounge/Kitchen Dining Room

Multi-aspect double glazed windows to front, rear and side aspects, wood effect laminate flooring, two radiators. fitted kitchen with range of units at base and eye level, integrated oven with electric hob, integrated fridge-freezer and washing machine, stainless steel sink with mixer-tap and drainer, roll-top work surfaces, wall mounted gas fire boiler.



### Bedroom One

Double glazed window to front aspect, radiator.



### Bedroom Two

Double glazed window to front aspect, radiator.



### Bathroom

White three piece suite comprising of w/c, wash hand basin with mixer-tap, panel enclosed bathtub with mixer-tap and shower-unit, heated towel rail, extractor fan, obscure double glazed window, part tiled walls, vinyl flooring.



### Parking

Located to the rear is an allocated parking space for this property.



### Communal Grounds

Surrounded by beautiful communal grounds with various walk paths for residents and visitors.





### Council Tax Band

This property is council tax band 'C'.

### Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.

