

£165,000

Flat B, 107 Queens Road, East Grinstead



- Ground Floor Flat
- One Bedroom
- Lounge/Dining Room
- Kitchen
- Shower Room
- Town Centre Location
- Great for First Time Buyers
- No Onwards Chain

For further information contact Garnham H Bewley:

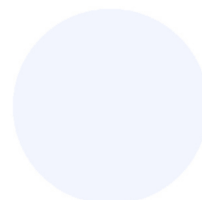
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



Flat B, 107 Queens Road, East Grinstead, West Sussex RH19 1BE

Garnham H Bewley are pleased to present to the market this one bedroom ground floor flat which is ideally situated for the town centre and train station and is ideal for first time buyers/buy to let investors. The property is offered to the market with no onwards chain and the accommodation boasts lounge/dining room, kitchen, double bedroom and shower room. Internal viewings come highly recommended to fully appreciate this great example of a one double bedroom ground floor flat.

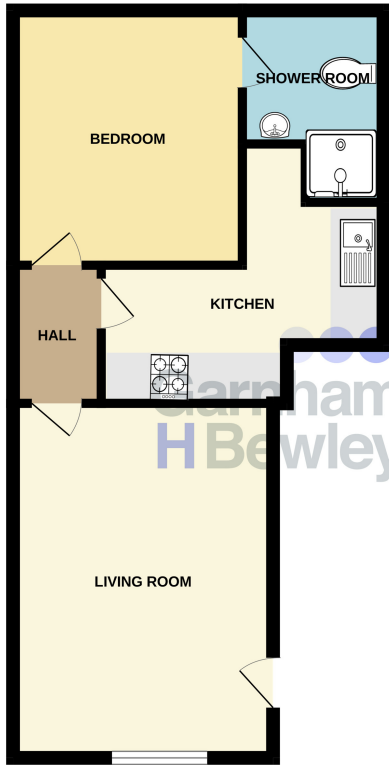
The ground floor consists of communal front door into communal entrance hall with front door into the lounge/dining room with window to the front aspect and leading onto the hall. The kitchen is set to the side aspect and has been fitted with a range of wall and base level units with areas of work surfaces, sink with drainer, integrated oven, gas hob with extractor hood above, space for fridge/freezer, washing machine and window to the side aspect. The bedroom overlooks the rear aspect and gives access to the shower room which has been fitted with shower cubicle, wash hand basin, low level W.C. and radiator.



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Accommodation

GROUND FLOOR



Ground Floor

Lounge

11' 9" x 9' 11" (3.58m x 3.02m)

Kitchen

10' 7" x 7' 6" (3.23m x 2.29m)

Bedroom

9' 5" x 8' 9" (2.87m x 2.67m)

Shower Room

6' 9" x 4' 8" (2.06m x 1.42m)

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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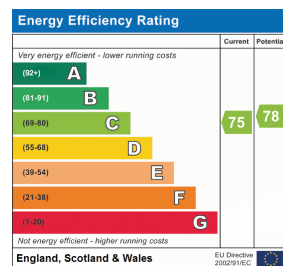


Ground rent is £250 per year

Buildings Insurance £150-£180 per year

Lease length is 92 years – will go to 91 in 2025

Council tax band is A



All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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