

£210,000

Garnham
H Bewley

69 St Leonards Park, East Grinstead



- Second Floor Flat
- Two Bedrooms
- Lounge/Dining Room
- Kitchen
- Bathroom
- Off Road Parking
- Communal Gardens
- No Onwards Chain

For further information contact Garnham H Bewley:

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



69 St Leonards Park, East Grinstead, West Sussex RH19 1EE

Garnham H Bewley are pleased to present to the market this well presented two bedroom second floor flat ideally situated being a stones throw from the local train station and offering great access to the town centre. The property has been well modernised creating a light and stylish living space and the accommodation boasts entrance hall with two storage cupboards, lounge/dining room with a bay window, separate kitchen, two bedrooms and family bathroom. Outside the communal gardens are beautifully presented and the property comes with an allocated parking space and there is plenty of visitor parking within the development. Internal viewings come highly recommended to fully appreciate this great example of a two bedroom second floor flat.

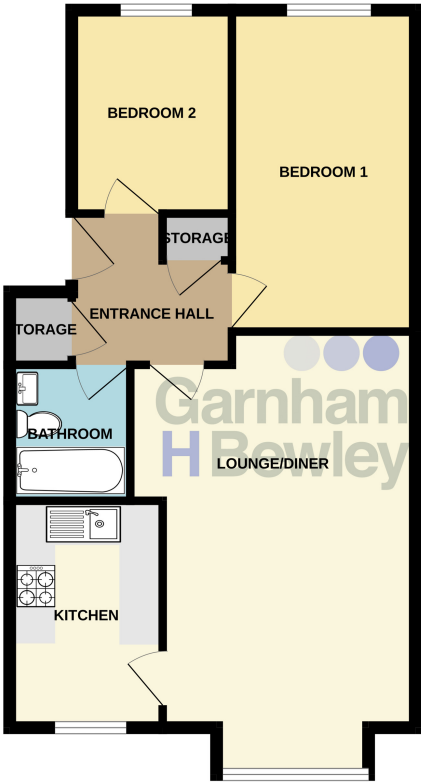
The ground floor has a communal front door with stairs leading to the second floor with front door into entrance hall which provides access to the storage cupboards. The kitchen has been fitted with a range of wall and base level units with areas of work surfaces, sink with drainer, integrated cooker and hob, space for fridge/freezer, washing machine and window to the rear aspect. The lounge/dining room has a bay window to the rear aspect. The main bedroom and second bedroom overlook the front aspect. There is also the family bathroom which has been fitted with a panel enclosed bath with mixer taps, shower attachment and glass screen, wash hand basin, low level W.C. and heated towel rail.



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Accommodation

SECOND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



Second Floor Entrance Hall

Kitchen

10' 6" x 7' 1" (3.20m x 2.16m)

Lounge/Dining Room

20' 11" x 13' 2" (6.38m x 4.01m)

Main Bedroom

14' 10" x 8' 6" (4.52m x 2.59m)

Bedroom 2

9' 5" x 7' 1" (2.87m x 2.16m)

Bathroom

6' 2" x 5' 6" (1.88m x 1.68m)

Outside Communal Gardens

Allocated Parking

TOTAL FLOOR AREA : 598 sq.ft. (55.6 sq.m.) approx.

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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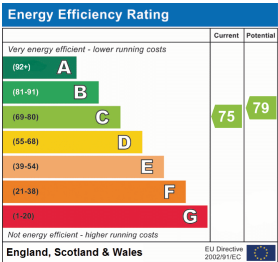
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lease 112 years

Service Charge £686.56 P/A

Ground Rent £250.00 P/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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