

Price:

£230,000

Garnham
H Bewley

Garland Road, East Grinstead



- First Floor Apartment
- Two Double Bedrooms
- Lounge/Dining Room
- Kitchen
- Bathroom and En-suite
- Allocated Parking
- Town Centre Location
- No Onwards Chain

For further information contact Garnham H Bewley:

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



5 St Catherine's Court, Garland Road, East Grinstead, West Sussex RH19 1NJ

Garnham H Bewley are pleased to present to the market this spacious and modern two bedroom first floor apartment. Boasting an Open Plan lounge / living arrangement, two bedrooms, ensuite to master bedroom, communal lift and allocated parking.

The property comprises an entrance hallway area which provides access to all rooms and storage cupboard. The lounge/dining room enjoys double aspect Juliette balconies and is open plan to the kitchen which has been fitted with a range of wall and base level units with areas of work surfaces, integrated fridge/freezer, oven, gas hob with extractor hood above, space for slimline dishwasher, washing machine and window to the front aspect.

The property offers two good size bedrooms with the master bedroom benefiting from an ensuite shower room and space for a range of bedroom furniture. Bedroom two is complimented by the main family bathroom which is fitted with a panel enclosed bath with shower above, low-level WC, wash hand basin and part tiled walls.

Outside there is also an allocated parking space within the gated resident car park. The property is conveniently located within close proximity to both East Grinstead mainline station and town centre. Viewings come highly recommended to see what space this property has to offer.



Welcome Home



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Accommodation

First Floor Entrance Hall

Lounge/Dining Room
21' 5" x 14' 6" (6.53m x 4.42m)

Kitchen
8' 8" x 7' 3" (2.64m x 2.21m)

Main Bedroom
12' 5" x 11' 5" (3.78m x 3.48m)

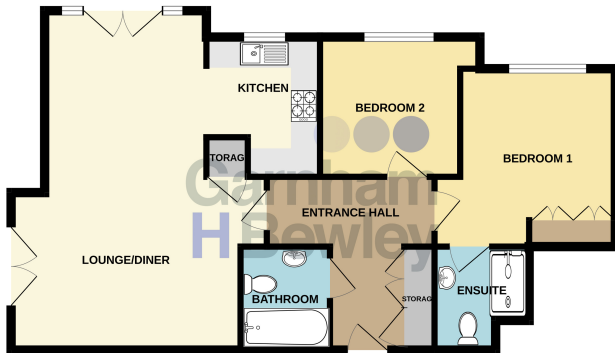
En-suite

Bedroom 2
10' 2" x 8' 9" (3.10m x 2.67m)

Bathroom

**Outside
Allocated Parking**

FIRST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA: 693 sq.ft. (64.4 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures concerned here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, spaces and appearance shown here are not intended and no guarantee as to their capacity or efficiency can be given.
Drawn with AutoCAD 2002



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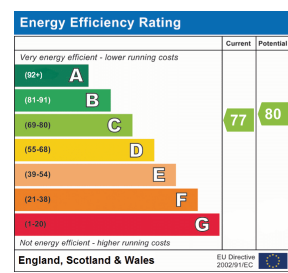


Lease Length 128 years

Service Charge £340 per month

Ground Rent £400 per annum

Council Tax Band C



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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