

# Garnham H Bewley

Price:  
£175,000

Flat 38 Mcindoe Lodge Garland Road, East Grinstead



- One Bedroom Luxury Retirement Apartment
- Bright & Spacious Lounge with Juliet Balcony
- Tastefully Fitted Kitchen with Integrated Appliances
- Secure Resident Parking with Available Visitor Bays
- Communal Gardens
- State of the Art Residents Lounge with Coffee Bar
- Excellent Position close to East Grinstead High Street

For further information contact Garnham H Bewley:  
Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



## Flat 38 Mcindoe Lodge Garland Road, East Grinstead, West Sussex RH19 1FU

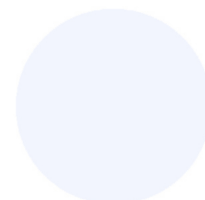
Garnham H Bewley are delighted to offer for sale this contemporary, one double bedroom, third floor, luxury retirement apartment, for the over 60's. This newly-built retirement development is excellently positioned just a short walk from East Grinstead's historic Tudor High Street and mainline Railway Station.

The accommodation itself consists of a bright and spacious lounge/diner with adjoining kitchen, a large double bedroom, shower room and large storage cupboard. The kitchen has been tastefully fitted with a range of wall and base level units, sink with drainer, electric oven and four ring electric hob (with extractor hood above), it also comes complete with integrated appliances including under-counter refrigerator and freezer as well a built-in washer/dryer. The lounge/diner is bright and spacious and benefits from a floor-to-ceiling window and patio door which allows for a wealth of natural light to flood in and opens out onto a Juliet balcony. There is a feature electric fireplace in the lounge which serves as focal point to the room.

The bedroom is large and easily accommodates a king-size bed and comes fitted with a full length, built-in wardrobe with mirrored sliding doors. The shower room is sleek and modern and has been fitted with an over-sized cubicle shower, low level WC, wash-hand basin with a fixed vanity storage unit and heated towel rail. There is a large storage cupboard at the end of the hall which is a perfect size for storing household tools.

The apartment benefits from electric heating which can be controlled independently in different rooms, air-conditioning, video entry system and 24-hour emergency care-line support. Downstairs there is a state of the-art communal lounge, with plenty of tables, chairs, sofas and a TV, as well as a tea and coffee station.

Outside the development benefits from security gated resident's parking, with allocated visitor bays. There are beautiful communal gardens around the property, which are maintained and managed along with the building by Churchill Retirement.



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**Third Floor Luxury Retirement Apartment**  
**Entrance Hall**  
 15' 8" x 4' 2" (4.78m x 1.27m)

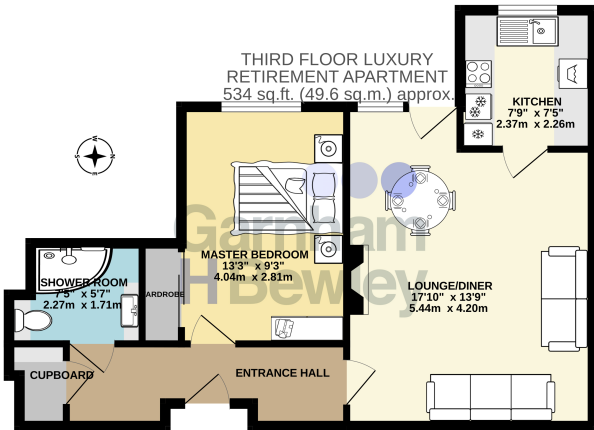
**Lounge / Diner:**  
 17' 10" x 13' 9" (5.44m x 4.19m)

**Kitchen:**  
 7' 9" x 7' 5" (2.36m x 2.26m)

**Master Bedroom:**  
 13' 3" x 9' 3" (4.04m x 2.82m)

**Shower Room:**  
 7' 5" x 5' 7" (2.26m x 1.70m)

**Cupboard:**  
 3' 4" x 4' 2" (1.02m x 1.27m)



FLAT 3B MICHOIDE LODGE - FLOORPLAN  
 TOTAL FLOOR AREA: 534 sq.ft. (49.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and not necessarily to scale for any minor variation or mis-measurement. They plan is for illustrative purposes only and should be used as a guide to the proposed purchase. The architect, engineer and contractor should have and been issued a planning guarantee as to their compliance of all relevant rules and regulations.  
 Made with AutoCAD 2012





Nearest Station:

East Grinstead Station (0.2 miles)

Dormans Station (2.0 miles)

Lingfield Station (3.3 miles)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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