

£200,000

Garnham
H Bewley

16 Cromwell Place, East Grinstead



- First Floor Flat
- One Double Bedroom
- Lounge/Dining Room
- Kitchen
- Bathroom
- External Storage Cupboard
- 17ft x 12ft Garage
- No Onwards Chain

For further information contact Garnham H Bewley:

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

Accommodation

First Floor

Entrance Hall

Lounge/Dining Room

13' 5" x 13' 5" (4.09m x 4.09m)

Kitchen

12' 6" x 5' 11" (3.81m x 1.80m)

Bedroom

10' 11" x 9' 9" (3.33m x 2.97m)

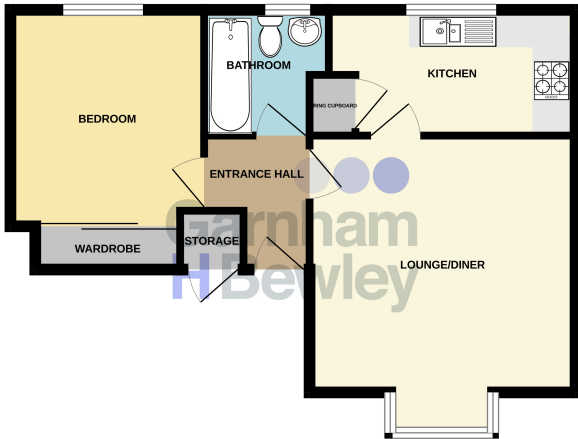
Bathroom

6' 4" x 6' 4" (1.93m x 1.93m)

Outside Garage

17' 4" x 12' 4" (5.28m x 3.76m)

FIRST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 465 sq.ft. (43.2 sq.m.) approx.
We warrant that the floor plan is drawn to the accuracy of the figures contained here. Measurements of plots, sections, corners and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such for any prospective purchase. The actual layout and appearance of the plot may vary from that shown and no guarantee as to their accuracy or efficiency can be given.
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16 Cromwell Place, East Grinstead, West Sussex RH19 4SD

Guide Price £200,000 to £210,000. Garnham H Bewley are pleased to present to the market this spacious one double bedroom first floor flat which is offered to the market with no onwards chain. The property is tastefully presented to provide a stylish living space and the accommodation boasts lounge/dining room, kitchen, bathroom, double bedroom with built in wardrobe, handy external storage cupboard and the ever useful 17ft x 12ft garage. The property is nestled within a cul-de-sac location offering great access to local schools and town centre. Internal viewings come highly recommended to fully appreciate this great example of a first floor flat.

The accommodation consists of stairs leading to first floor providing access to storage cupboard and front door. The front door leads into the entrance hall. The lounge/dining room is set to the front aspect with bay window to the front and access to the kitchen which has been fitted with a range of wall and base level units with areas of work surfaces, 1 1/2 bowl sink with drainer, integrated oven, gas hob with extractor hood above, space for fridge/freezer, washing machine access to the airing cupboard and window to the rear aspect. The double bedroom overlooks the rear aspect with built in wardrobe. There is also the bathroom which has been fitted with a panel enclosed bath with shower point and glass screen, wash hand basin, low level W.C., heated towel rail, fully tiled walls and window to the rear aspect.

Outside the garage accessed by Cavalier Way complete with up and over door, electric and water supply.

The lease will be extended upon completion



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Council Tax Band C
Service Charge £196.00 P/A
Ground Rent £90.00 Approx P/A
Lease will be Extended upon Completion

East Grinstead 01342 410227

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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