

Guide Price
£140,000

£130,000

Flat 4, 67-69 London Road, East Grinstead



- Studio Apartment
- First Floor
- Fitted Kitchen
- Bathroom
- Lounge/Bedroom
- Town Centre Location
- Ideal for First Time Buyers
- No Onwards Chain

For further information contact Garnham H Bewley:

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

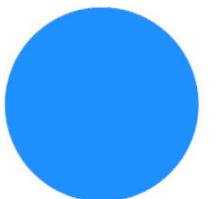


Flat 4, 67-69 London Road, East Grinstead, West Sussex RH19 1EQ

Garnham H Bewley are delighted to offer for sale this fabulous studio apartment consisting of a fitted kitchen with built in appliances, bathroom, lounge/bedroom. The property has communal bins and bike store. The apartment is situated in the heart of East Grinstead

The accommodation consists of a kitchen fitted in a comprehensive range of wall and base level units with area of work surface, upstands, one bowl sink/drainer with mixer tap, four ring electric hob with cooker hood above, built in oven, integrated fridge/freezer and washing machine and inset ceiling lighting. The double bedroom is complemented by the well-appointed bathroom.

This is a great opportunity to buy your first property or an investment property with a great rental return being only 0.3 miles from East Grinstead mainline railway station.

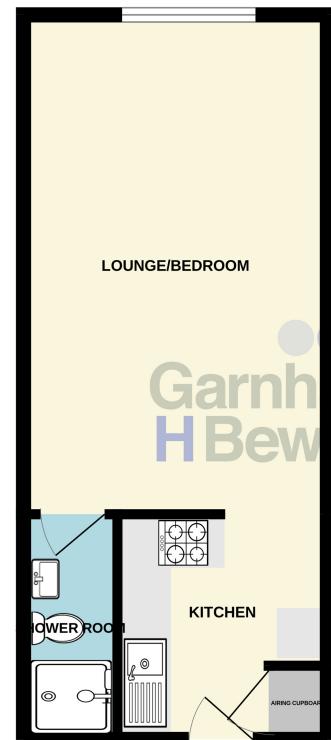


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Accommodation

FIRST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



Garnham
H Bewley

First Floor Kitchen

8' 10" x 8' 1" (2.69m x 2.46m)

Lounge/Bedroom

19' 5" x 11' 10" (5.92m x 3.61m)

Bathroom

8' 9" x 3' 0" (2.67m x 0.91m)

TOTAL FLOOR AREA : 334 sq.ft. (31.0 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. 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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Lease 115 years

Ground Rent £350 per annum

Buildings Insurance £385 per annum

Service Charge £500 per annum

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	86	86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2012/27/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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