

£90,000

# Garnham H Bewley

Flat 62 St Agnes Road, East Grinstead



- Second Floor Retirement Property
- One Double Bedroom
- Lounge/Dining Room
- Kitchen
- Shower Room & En-Suite
- Communal Gardens
- Great Access for the Town Centre
- No Onwards Chain

For further information contact Garnham H Bewley:

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# Accommodation

## Second Floor Entrance Hall

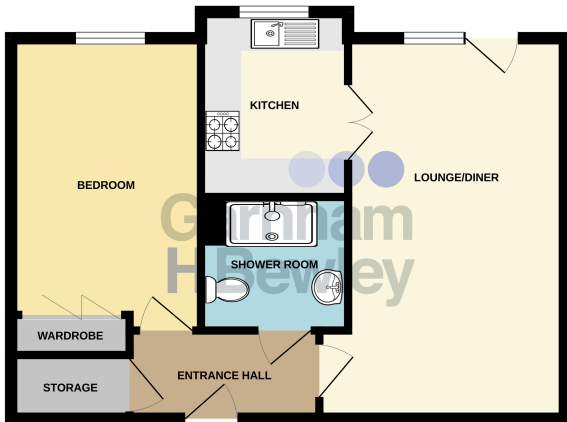
**Lounge/Dining Room**  
17' 6" x 10' 5" (5.33m x 3.17m)

**Kitchen**  
8' 9" x 7' 0" (2.67m x 2.13m)

**Double Bedroom**  
12' 3" x 9' 1" (3.73m x 2.77m)

## Shower Room

SECOND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA - 485 sq.ft. (45.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for illustrative purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Flat 62 Meadow Court, St Agnes Road, East Grinstead, West Sussex RH19 3GF

Meadow Court – Retirement Living in a Prime Location. Meadow Court is a purpose-built retirement development offering peace of mind and convenience. Residents benefit from a House Manager available weekdays (9-5) and a 24-hour Care-Line service, with emergency pull cords installed in all rooms. Facilities for Residents: The property includes access to:

- A communal lounge for relaxation and socialising.
- A guest suite for visitors.
- A laundry room.

Property Details. This second-floor apartment is accessed via the communal entrance and lift to all floors. Key features include:

- Entrance Hall: Spacious, with a large walk-in storage cupboard.
- Lounge/Dining Room: West-facing, with a Juliette balcony and electric fireplace.
- Kitchen: Fitted with wall and base units, a built-in eye-level oven and hob, under-counter fridge and freezer, and front-aspect window.
- Double Bedroom: Includes a fitted wardrobe and a front-facing window.
- Shower Room: Features a double shower with a handrail, vanity unit with wash basin, low-level W.C., heated towel rail, extractor fan, and fully tiled walls.

The property has electric storage heating and has been fully decorated and re-carpeted. Location and Accessibility. Conveniently located within walking distance of the town centre, supermarkets, dentist, and GP surgery/health centre, Meadow Court offers easy access to essential services. Outdoor Features. The development has communal gardens surrounding the property and communal parking for residents.

Viewing Recommendation. This apartment represents an excellent opportunity to join a friendly retirement community. Internal viewing is strongly advised to appreciate the quality and convenience on offer.

Council tax band C

The lease is 125 years from the first day of April 2004.

The Ground Rent is £385.00 annually

Service Charge for 2024-25 £3,185.38

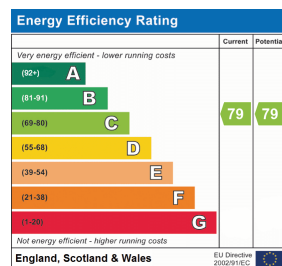
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**East Grinstead**  
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All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily 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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