

£185,000

Garnham
H Bewley

124 St Leonards Park, East Grinstead



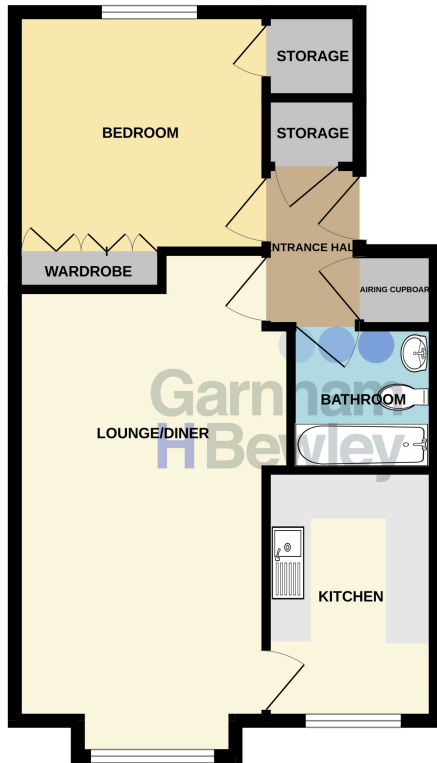
- First Floor Flat
- One Double Bedroom
- Lounge/Dining Room
- Kitchen
- Bathroom
- Ample Storage
- Residents Parking
- Town Centre Location

For further information contact Garnham H Bewley:

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

Accommodation

FIRST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



First Floor Entrance Hall

Kitchen

10' 8" x 7' 2" (3.25m x 2.18m)

Lounge/Dining Room

21' 7" x 11' 9" (6.58m x 3.58m)

Bedroom

10' 10" x 10' 1" (3.30m x 3.07m)

Bathroom

6' 2" x 6' 1" (1.88m x 1.85m)

Outside Communal Gardens

Residents Parking

TOTAL FLOOR AREA : 507 sq.ft. (47.1 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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124 St Leonards Park, East Grinstead, West Sussex RH19 1EG

Garnham H Bewley are pleased to present to the market this well presented one double bedroom first floor flat ideally situated being a stones throw from the local train station and offering great access to the town centre. The property has been well modernised creating a light and stylish living space and the accommodation boasts lounge/dining room with a bay window, separate kitchen, one double bedroom and family bathroom. Outside the communal gardens are beautifully presented and the property comes with an allocated parking space and there is plenty of visitor parking within the development. Internal viewings come highly recommended to fully appreciate this great example of a one double bedroom first floor flat.

The ground floor has a communal front door with stairs leading to the first floor with front door into entrance hall which provides access to the storage cupboard and airing cupboard. The kitchen 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 cooker and hob, fridge/freezer, washing machine and window to the rear aspect. The lounge/dining room has double aspect windows. The double bedroom overlooks the front aspect with built in wardrobe and space for freestanding wardrobe. There is also the family bathroom which has been fitted with a panel enclosed bath with mixer taps, shower attachment and glass screen, wash hand basin, low level W.C. and heated towel rail.

The annual service charge is £687.00.

The annual charge for ground rent and buildings insurance is £767.

Remaining lease will be 113 years as at March 2025.



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East Grinstead
01342 410227

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(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		79	81
		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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