



£232,500 Asking Price

St Leonards Park, East Grinstead, RH19

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mayhews



An excellent opportunity to purchase a purpose-built, ground floor apartment with direct access to gardens.

Property description

Mayhew Estates are delighted to offer for sale this purpose-built, ground floor apartment that is situated within striking distance of East Grinstead town centre and train station. In our opinion, this property could appeal to a variety of buyers and an early viewing is highly recommended.

Entering the property, you are immediately met by a spacious entrance hallway that provides access into the property's accommodation. There are two well-proportioned bedrooms, both benefiting from built-in wardrobes/storage that are complemented by a shower room. There is a generously sized and tastefully presented lounge/dining room that benefits from French doors leading out to the garden. Completing the accommodation there is a well-appointed kitchen that benefits from an integrated fridge freezer, oven, hob and there are areas for a slimline dishwasher and washing machine.

This great property is offered to the market with an extended lease term with 145+ years remaining. The service charge is £1,208 per annum.

Outside

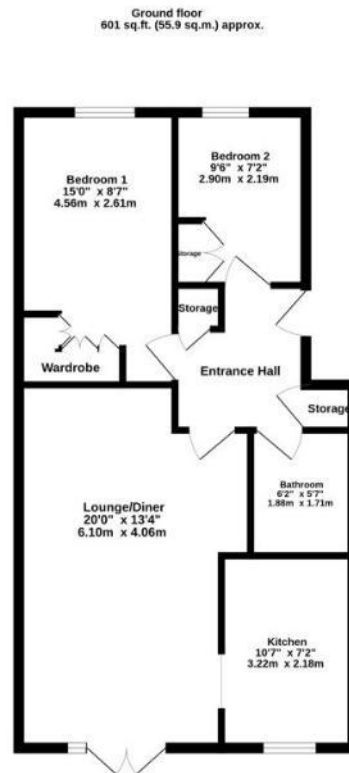
The property enjoys both allocated and visitor parking. The property enjoys direct access to the garden which enjoys a private outlook.

EPC = C

Key features

- Purpose-built apartment
- Ground floor
- Two well-proportioned bedrooms
- Spacious lounge/dining room
- Well-appointed kitchen
- Shower room
- Allocated parking
- Direct access to garden
- Extended lease term





TOTAL FLOOR AREA : 601 sq.ft. (55.9 sq.m.) approx.

While every effort has been made to ensure the accuracy of the description contained herein, measurements of rooms, buildings, contents and any other items are approximate and no responsibility is taken for any error or omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with SketchUp 15.0.26



IMPORTANT:

Mayhew Estates give notice that: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All parties must themselves verify their accuracy.

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