



Great House Court Fairfield Road, East Grinstead

Guide Price £190,000 – £200,000

**MANSELL
McTAGGART**
Trusted since 1947

A fantastic opportunity to acquire this two bedroom, first floor apartment with the luxury of a balcony, within the popular Great House Court development for the over 60s. The property is ideally situated within a wooded setting and is only a short walk to East Grinstead town centre and close to a bus route. The development offers the benefit of a resident House Manager and a 24hr Careline for peace of mind.

The accommodation briefly comprises: entrance hall cupboard storage; spacious living/dining room allowing access to the private balcony with views over to the Ashdown Forest; fitted kitchen with a range of wall and base units, electric oven with 4-ring hob plus plenty of space for white goods. Further to this there is a generously proportioned double bedroom with built in wardrobes; a further double guest bedroom and a modern shower room with a WC & wash hand basin, concludes the accommodation.

Externally there are well maintained and established communal gardens and residents parking.

The property also benefits from double glazed windows, night storage heaters and a lift.





Council Tax band: D

Tenure: Leasehold

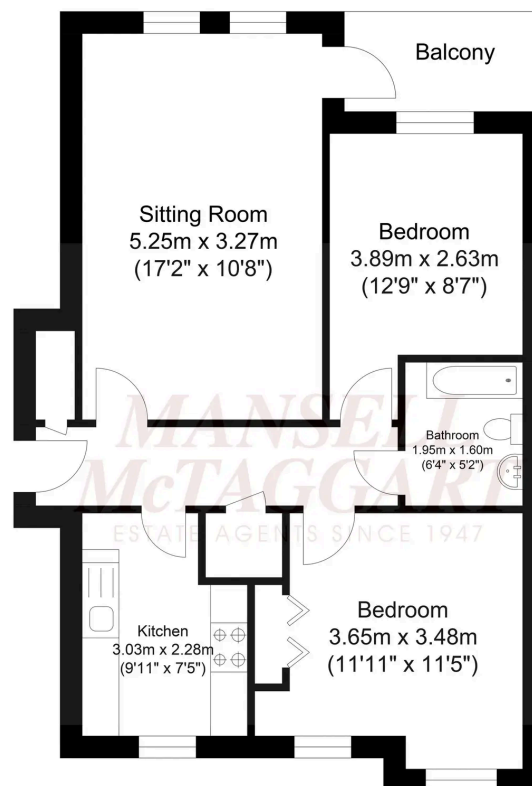
Term remaining 63 years

Service Charges £3610.68 per annum

Ground Rent £200 per annum

- First floor retirement apartment
- Close proximity to town centre
- No onward chain!
- Balcony with views
- 24hr Careline
- Resident House manager
- Attractive communal grounds
- Residents parking
- Two double bedrooms
- Modern bathroom





Approximate Floor Area
600.73 sq ft
(55.81 sq m)

Approximate Gross Internal Area = 55.81 sq m / 600.73 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart East Grinstead

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