



Great House Court Fairfield Road, East Grinstead

Guide Price £180,000 – £190,000

**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

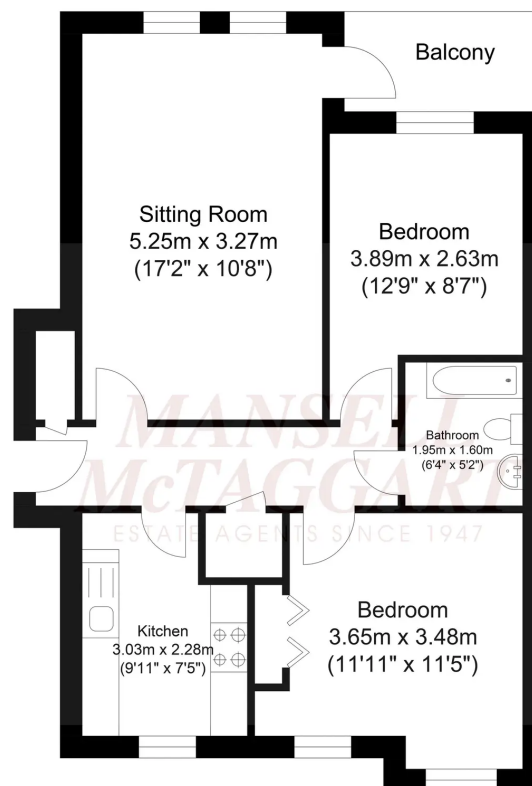
Term remaining 63 years

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

Mansell McTaggart Ltd, 52 London Road – RH19 1AB

01342 311711

eastgrinstead@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/eastgrinstead/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.