



Farringdon House Wood Street, East Grinstead

Guide Price £200,000 – £210,000

**MANSELL
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Farringdon House Wood Street, East Grinstead

A well presented and modern one bedroom ground floor apartment, which is ideally situated within a short walk to East Grinstead town centre and mainline train station. This property further benefits from a long lease and an allocated parking space. Offered to the market with no onward chain.

The living accommodation briefly comprises: intercom telephone system; entrance hall with a storage cupboard; open plan living area, with a Juliet balcony and recently fitted new kitchen which has a range of wall and base level units, 4 ring electric hob with an overhead extractor fan, electric oven, dishwasher, fridge freezer; modern family bathroom with a WC, wash hand basin with a demister mirror and a bath with an overhead shower. A double bedroom with fitted wardrobes completes the living accommodation.

Externally the property benefits from an allocated parking space.





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Tenure - Leasehold

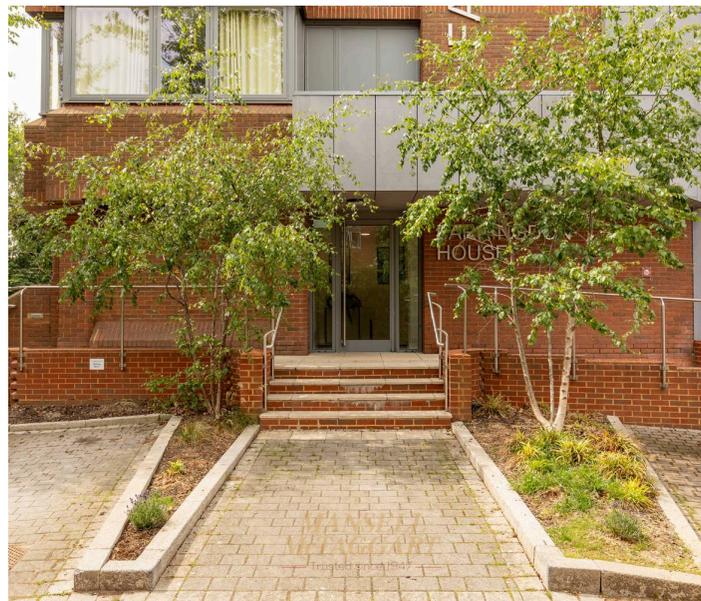
Length of lease - 120 years

Ground rent - £200 per annum

Service charge - £1636.56 per annum

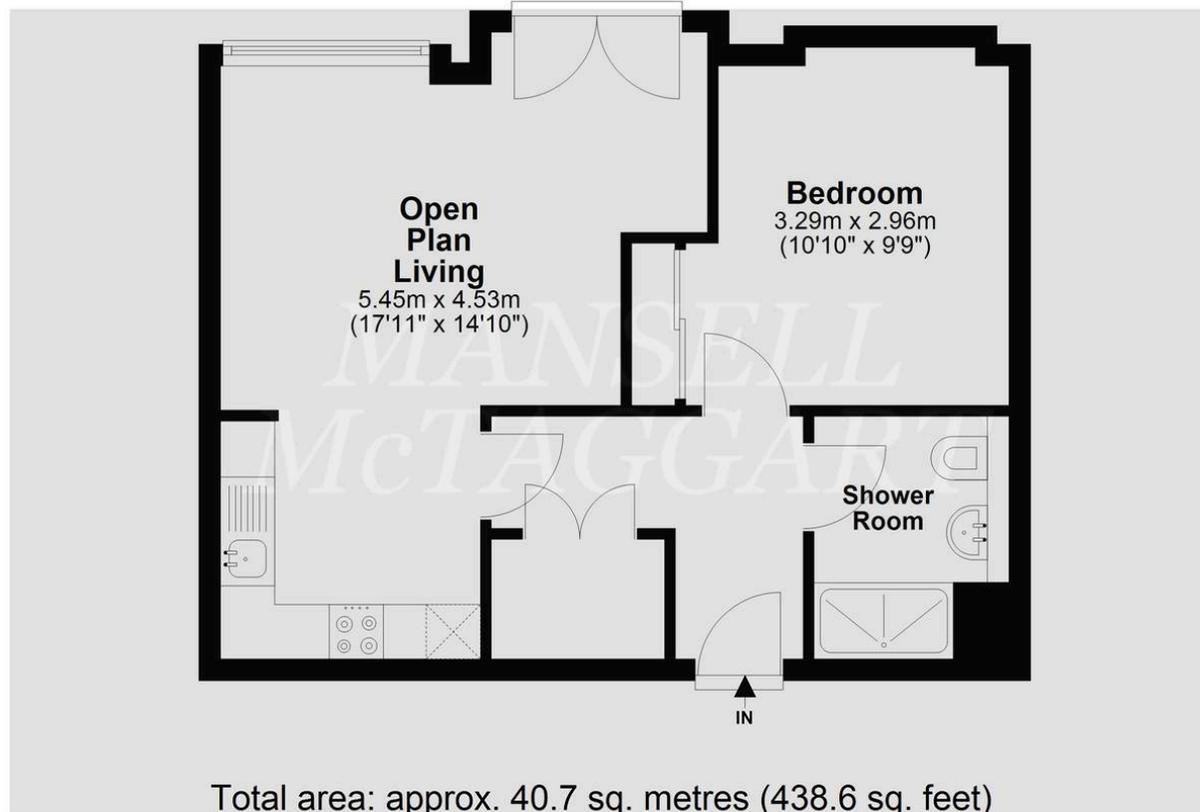
Council Tax band: A

- Ground floor apartment
- One double bedroom
- Well presented and modern throughout
- Newly fitted kitchen with integrated appliances
- Built in 2021
- Remainder of the NHBC warranty
- One allocated parking space
- 120 year lease
- Short walk to East Grinstead town centre and train station
- No onward chain!



Ground Floor

Approx. 40.7 sq. metres (438.6 sq. feet)



Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.

Plan produced using PlanUp.

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