



Birch House Newlands Crescent, East Grinstead

Offers in Region of £230,000

**MANSELL
McTAGGART**
Trusted since 1947

Birch House Newlands Crescent, East Grinstead

This well proportioned, first floor apartment which benefits from a balcony and two double bedrooms, is situated within easy reach of East Grinstead mainline train station and town centre. The property would benefit from improvement and modernisation, but offers spacious living space totalling 730 sq ft.

The accommodation briefly comprises: entrance hall with cupboard storage; kitchen/breakfast room with a range of wall and base level unit and space for appliances; living/dining room with sliding doors opening to the balcony; two double bedrooms and a family bathroom with a low level WC, wash hand basin and a bath with overhead shower completes the accommodation.

Externally there are communal gardens and a single garage en bloc.

Council Tax band C

Lease length: 125 years from December 2022

Ground Rent: £0

Service charge: £7,073.88 per year until March 2027

Council Tax band: C

Tenure: Leasehold





Flat 5

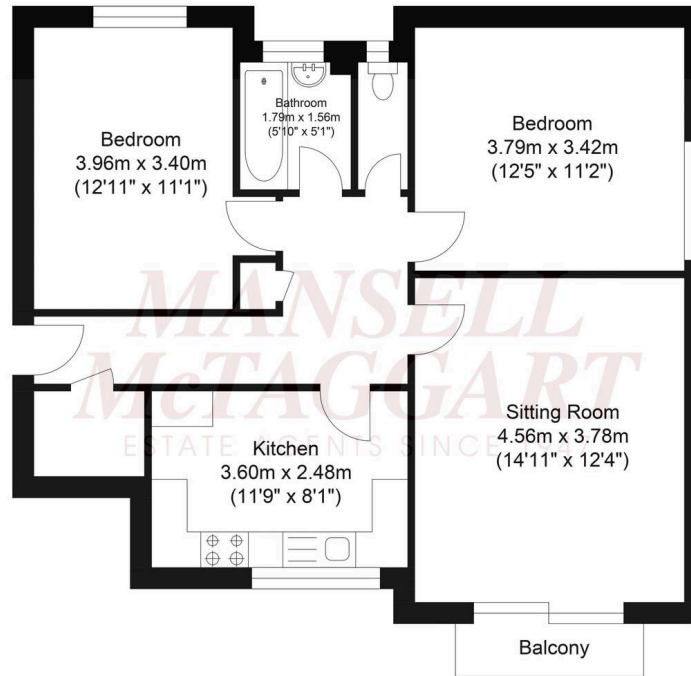
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Tenure: Leasehold

- First floor apartment
- Two double bedrooms
- Living/dining room
- Kitchen/breakfast room
- Balcony access from living room
- Garage en bloc
- Communal gardens
- Easy access to M23, M25 and Gatwick Airport
- Walking distance to train station & town centre
- End of chain!





Approximate Floor Area
730.86 sq ft
(67.90 sq m)

Approximate Gross Internal Area = 67.90 sq m / 730.86 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/

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