



## Mcindoe Lodge Garland Road, East Grinstead

Offers in Region of £175,000

**MANSELL  
McTAGGART**  
Trusted since 1947

This beautiful, light and airy apartment which is situated on the sunny side of the building, benefits from a fully fitted kitchen, spacious living room with TV and telephone points, double bedroom and a separate shower room. The kitchen has been designed for practicality, with a fitted fridge/freezer and a waist-height oven to save bending down. There's also an integral washer/dryer fitted. The master bedroom comes complete with fitted wardrobes. In addition, there is useful store room, which has been fitted out with shelving to maximise the use of space.

This stunning retirement development of one and two bedroom apartments is in a fantastic, central location, close to all the essential amenities and public transport. McIndoe Lodge is home to 49 apartments and includes an Owners' Lounge with a built-in coffee bar, creating the perfect location for socialising with like-minded neighbours. The development is within easy reach of the local shops, supermarkets and tourist attractions, so you can enjoy an independent, active retirement.

Lease terms.

Combined service charge & ground rent: £1,563.64 every 6 months (this incorporates ALL heating costs, water and buildings insurance)

Lease length – 999 years from 2018.

Council Tax – Band B (£1597.15 Mid Sussex District Council)





McIndoe Lodge Garland Road,  
East Grinstead

Council Tax band: B

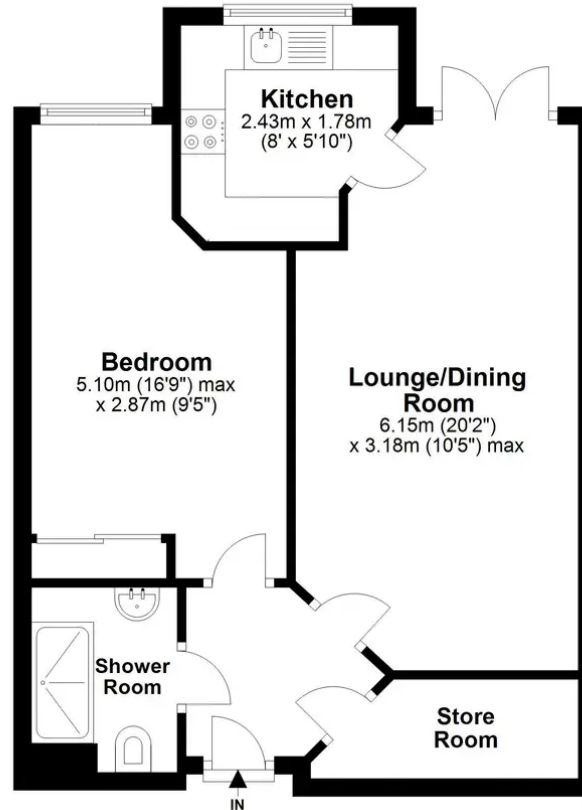
Tenure: Leasehold

- 24 hour Careline support system
- Communal owners' lounge with coffee bar
- Free car parking
- Intruder alarm system
- Lift to all floors
- Secure video entry system
- Fully fitted kitchen with washer/dryer and fridge/freezer
- Exclusive retirement property
- Landscaped gardens
- On-site Lodge Manager (Mon - Fri)



## Ground Floor

Approx. 47.4 sq. metres (510.7 sq. feet)



Total area: approx. 47.4 sq. metres (510.7 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 purchaser.  
Plan produced using PlanUp.

## Mansell McTaggart East Grinstead

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