



St. Catherine's Court Garland Road, East Grinstead

Offers in Region of **£260,000**

**MANSELL
McTAGGART**
Trusted since 1947

St. Catherine's Court Garland Road

East Grinstead

A well presented and spacious two double bedroom apartment, which is situated in a popular area within easy reach of East Grinstead town centre and mainline train station. This property offers well proportioned and contemporary living space throughout totalling 731sq ft and would be perfect for first time buyers or investors alike.

The accommodation briefly comprises: communal entrance with security phone entry system and lift to all floors; entrance hall with airing cupboard and a storage cupboard; master bedroom with fitted wardrobes and en suite shower room with WC and wash hand basin; double guest bedroom with front aspect views; family bathroom with WC, wash hand basin and a bath with mixer taps and an overhead shower; dual aspect living/dining room with twin Juliet balconies and space for a 4 seater dining room table; fitted kitchen with a range of wall and base level units, electric oven, 4-ring gas hob, extractor hood and a fridge/freezer.

There is 1 allocated parking space in a secure and gated car park.

Lease length – 129 years

Ground rent – £100pa

Service charge – £3,600pa

Council Tax band: C

Tenure: Leasehold





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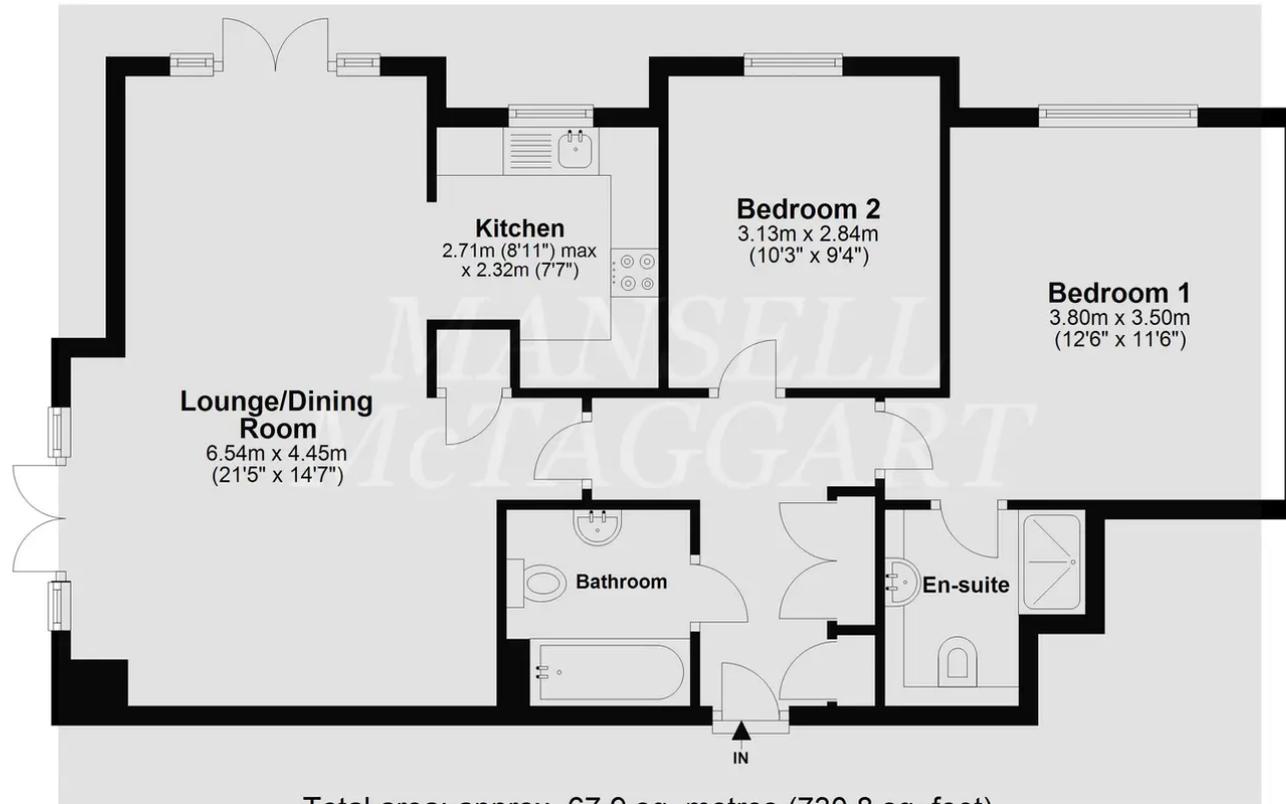
Tenure: Leasehold

- 1st floor apartment
- Two double bedrooms
- Dual aspect living/dining room
- Spacious accommodation
- Secure allocated parking space
- Short walk to mainline train station
- Town centre location
- Elevator to all floors
- No onward chain!
- Ensuite to master bedroom



First Floor

Approx. 67.9 sq. metres (730.8 sq. feet)



Total area: approx. 67.9 sq. metres (730.8 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.

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