



## Elizabeth House, 1 Christopher Road

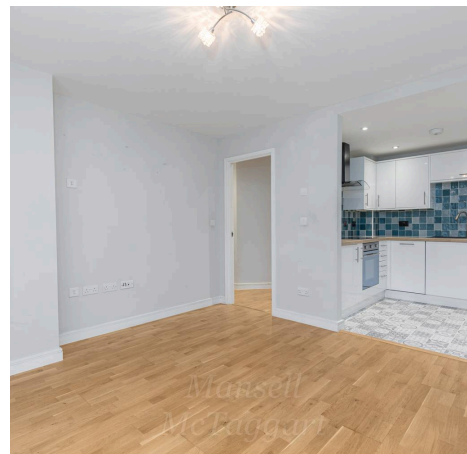
Guide Price £230,000 – £240,000

**MANSELL  
McTAGGART**  
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A two double bedroom ground floor flat, with its own private entrance and allocated parking. The property offers nearly 600 sq ft of living space and is ideally situated within walking distance to East Grinstead town centre and mainline train station. The property is being offered to market with no onward chain!

The living accommodation briefly comprises: entrance porch; entrance hall with a storage cupboard; open plan living area which has a modern fitted kitchen with a range of wall and base level units, electric oven, 4 ring electric hob, dishwasher and washing machine; master bedroom; double guest bedroom. A family bathroom with a WC, wash hand basin, heated towel rail and bath with overhead shower completes the living accommodation.

Externally the property benefits from an allocated parking space directly opposite the flat.



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Length of lease - 117 years

Ground rent annually - £398.46

Service charge annually - £1012.56

Council Tax band: C

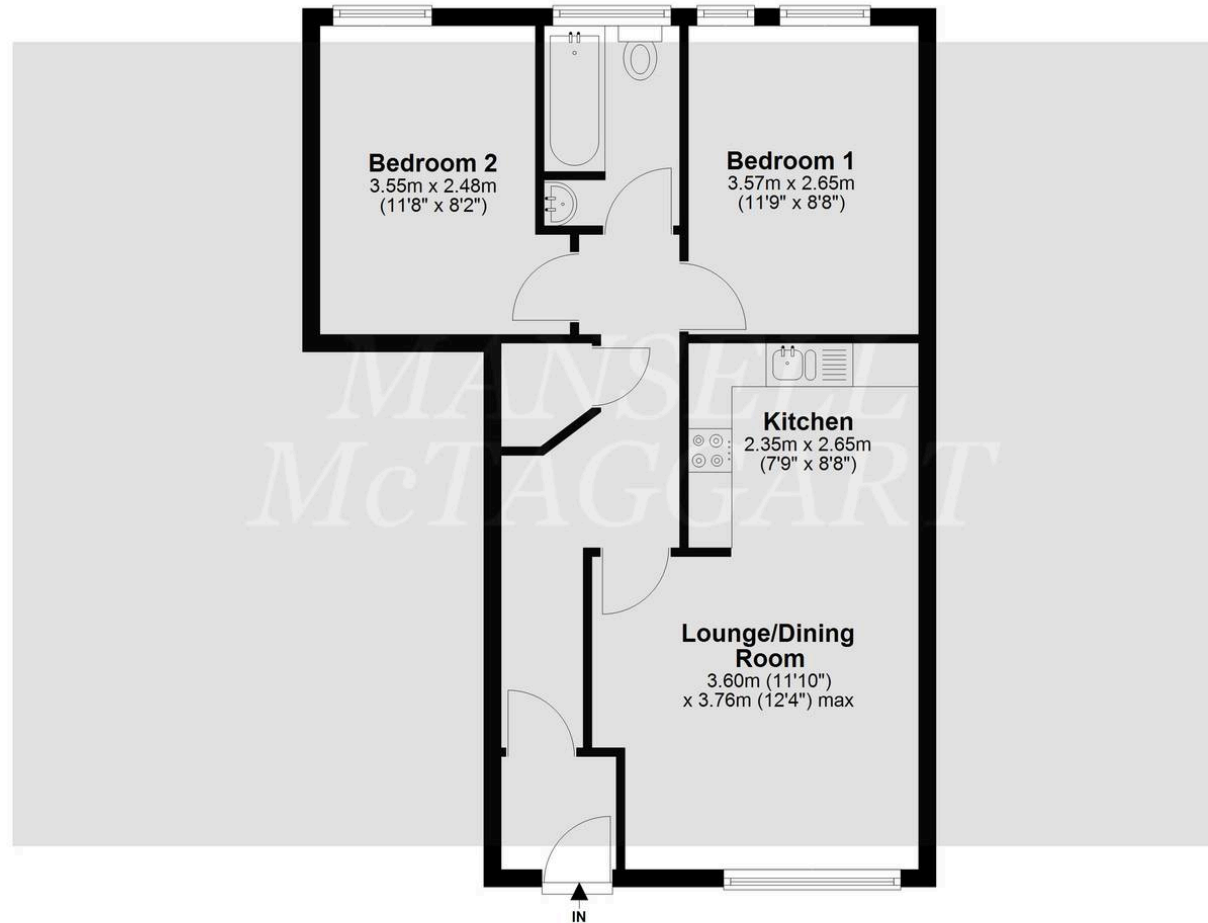
Tenure: Leasehold

- Ground floor apartment
- Two bedrooms
- Walking distance to mainline station
- Walking distance to town centre
- Modern fitted kitchen & appliances
- Nearly 600 sq ft of living space
- Allocated parking space
- No onward chain!
- long lease
- Private entrance



## Ground Floor

Approx. 54.1 sq. metres (582.1 sq. feet)



Total area: approx. 54.1 sq. metres (582.1 sq. feet)

## Mansell McTaggart East Grinstead

Mansell McTaggart Ltd, 52 London Road - RH19 1AB

01342 311711

[eastgrinstead@mansellmctaggart.co.uk](mailto:eastgrinstead@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/eastgrinstead/](http://www.mansellmctaggart.co.uk/branch/eastgrinstead/)

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