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**Cynthia House 11a Cantelupe Road, East Grinstead**

Offers in Region of **£170,000**

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## Cynthia House 11a Cantelupe Road, East Grinstead

This spacious, ground floor, one bedroom apartment is ideally situated in the heart of East Grinstead Market Town. Within close proximity to the mainline train station, Gatwick Airport, M25 and various local amenities, this property would be ideal for a variety of buyers alike.

The accommodation briefly comprises: private entrance; spacious reception hallway with plenty of space for shoes and coats; open plan kitchen/living/dining room with a range of wall and base level units, sink and drainer, 4-ring electric hob with oven and overhead extractor, breakfast bar and a window to the front aspect; master bedroom with built in wardrobes and a view to the front aspect; family bathroom with a low-level WC, wash hand basin, bath with mixer taps and an overhead shower concludes the accommodation.

Externally, the property is within a short walk of the High St but on street permit parking is readily available.

Lease terms:

110 Years remaining

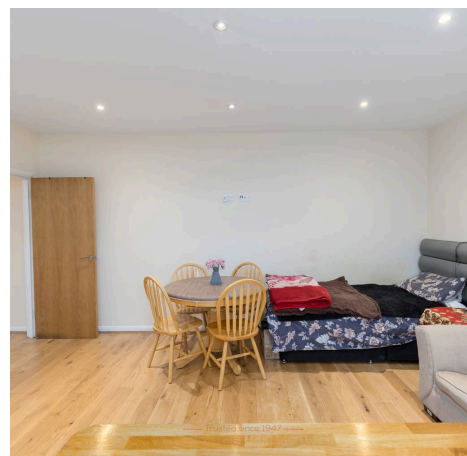
Ground rent: £25 per annum

Service charge: N/A

Council Tax band: A

Tenure: Leasehold

- Private entrance
- One bedroom apartment
- Open plan living area
- Permit parking readily available
- 110 year long lease



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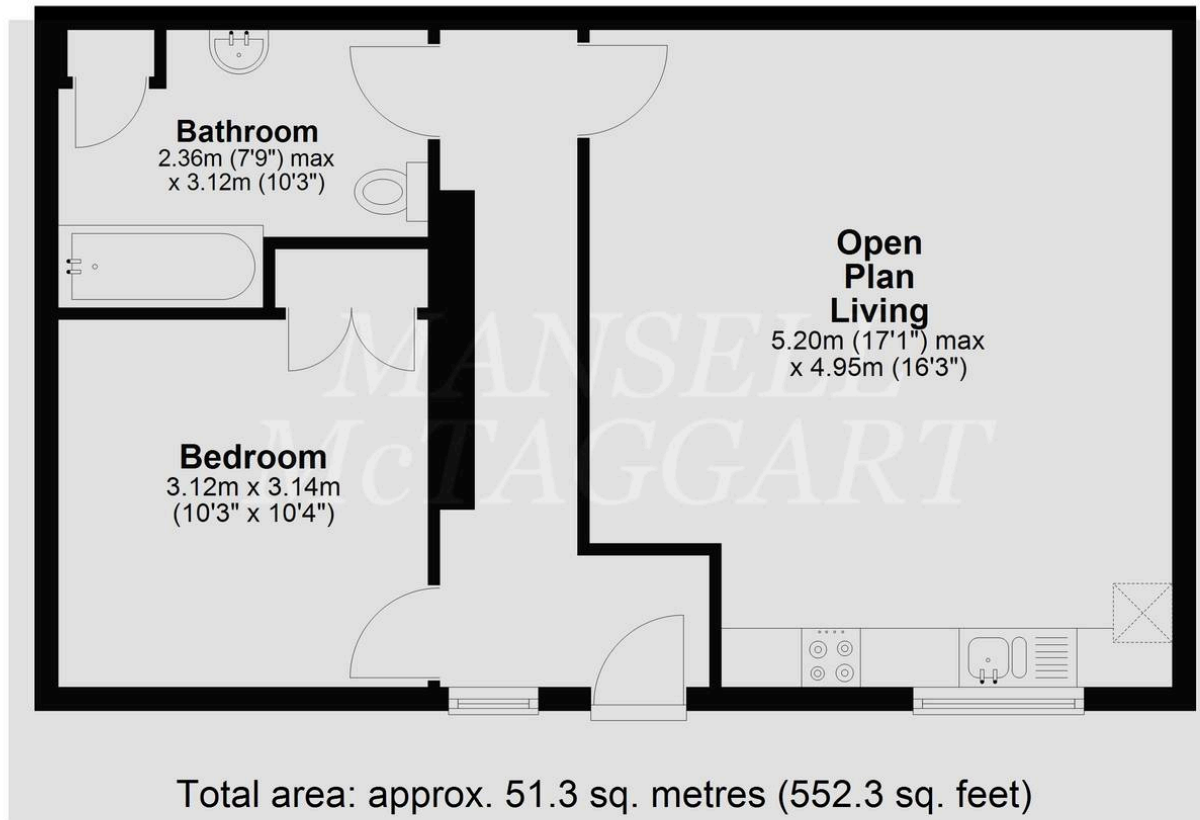
- Private entrance
- One bedroom apartment
- Open plan living area
- Permit parking readily available
- 110 year long lease
- Peppercorn ground rent
- Ground floor
- Town centre location
- Close proximity to mainline train station
- End of chain!





## Ground Floor

Approx. 51.3 sq. metres (552.3 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.

## Mansell McTaggart East Grinstead

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