



Cantelupe Road East Grinstead RH19 3BJ

www.jamesdeanproperty.co.uk



JAMES DEAN
E S T A T E A G E N T S

JamesDean bring to the market this stunning two bedroom, ground floor apartment in the heart of East Grinstead.

Set within walking distance to the town centre this property briefly offers: Two bedrooms with built in wardrobes to the Master, stunning bathroom with rain forest shower over the bath, good size open/plan kitchen/diner with fridge/freezer and washer/dryer included.



Other benefits include Allocated parking and close proximity to the local amenities.

Five-week security deposit: £1,609.61

EPC Rating: D

Council Tax band: C - Mid Sussex

Household income: £41.850

Parking arrangements: Allocated parking

Furnishings: Unfurnished

£1,395 Per Calendar Month



Floor plan



Living	6.1m x 4.0m	20'0" x 13'1"
Bedroom	3.7m x 3.2m	12'2" x 10'6"
Bedroom	3.2m x 2.6m	10'6" x 8'6"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Key information**Viewing:** Strictly By Appointment**Fees**

Please see below for fees relating to this property.

Reservation Fee

To secure a property through us you will be required to pay a weeks rent as a reservation fee. This takes the property off the market and starts the referencing process.

Move In Balance

On the day of move in you will be required to pay the remaining move in balance. This is as follows:

First Months Rent: £1,395 Per Calendar Month**Security Deposit:** £1,609

Any questions please call your local branch.



JAMES DEAN
ESTATE AGENTS

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.