

56 Meadow Court

St Agnes Road, East Grinstead, West Sussex, RH19 3GF



PRICE: Guide Price £80,000

Lease: 125 years from 2004

Property Description:

GUIDE PRICE 80,000 - 100,000 A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR WITHIN EASY REACH OF TOWN CENTRE AND PARK NEARBY Meadow Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 61 properties arranged over 3 floors each served by lift. The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding 'Event Fees' that may apply to this property.

Residents' lounge
Communal Laundry
24 hour emergency Careline system
Security call entry system
Guest Suite

Development Manager
Lift to all floors
Communal Gardens and Car Park
Lease Length: 125 years from 2004

**For more details or to make an appointment to view, please contact
Miss Kalise Bucknell**

ACCOMODATION

Furniture negotiable. Front door lead to:

HALLWAY

Light switch, ceiling light point. Airing cupboard with insulated hot water cylinder, electric meter and storage space. Doors off to living room, bedroom and bathroom.

LOUNGE

Electric fire and fire surround. Wall light fittings, storage heater, power points, TV aerial point, telephone point, security door entry system, emergency pull cord. Double doors lead to the kitchen.

KITCHEN with window

Tiled and fitted with stainless steel sink unit, wall and floor cupboards with work tops. Built in oven and hob with extractor hood over. Freestanding under counter fridge and freezer. Power points. Ceiling light.

BEDROOM

Built in wardrobe with hanging rail and shelf over. Storage heater, wall light fittings, power points.

SHOWER ROOM

Tiled and fitted suite comprising double shower cubicle with hand grips and emergency pull cord. WC with low level flush and vanity unit. Ceiling light, extractor fan, wall mounted electric heater.

RETIREMENT HOMESearch

Annual Service Charge:

£3,185.38

Annual Ground Rent:

£385.00

For Financial Year Ending:

28/02/2025

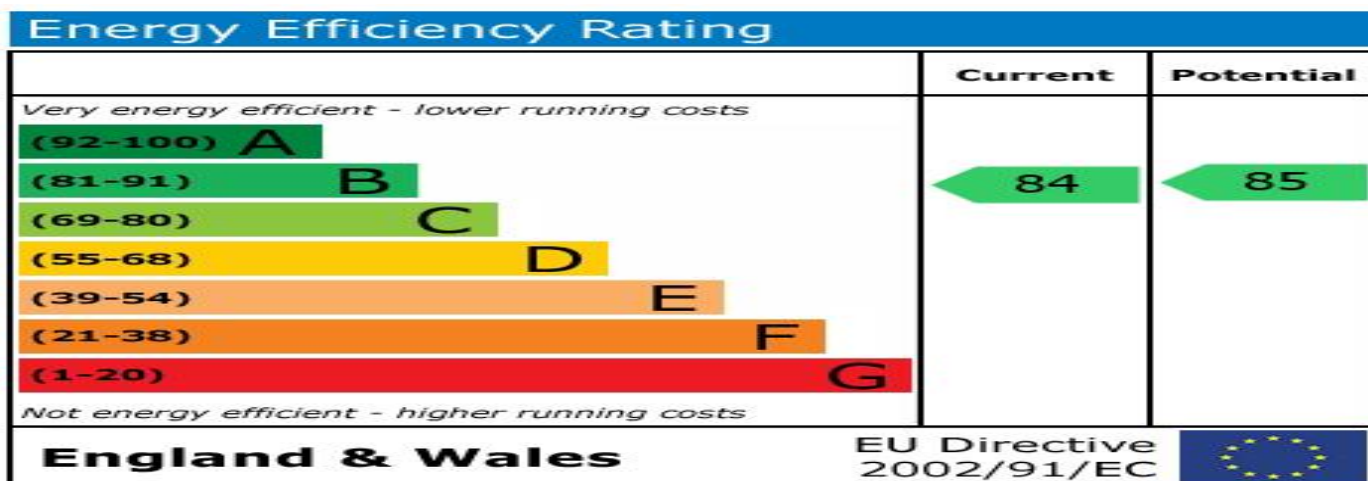
Floor Plan

Approx. 43.5 sq. metres (467.7 sq. feet)



Total area: approx. 43.5 sq. metres (467.7 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.



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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.