



Connells

Mcindoe Lodge Garland Road
East Grinstead

Mcindoe Lodge Garland Road East Grinstead RH19 1FU

for sale
£325,000 - £350,000



Property Description

GUIDE PRICE: £325,000 - £350,000. Connells are pleased to present to the market this two double bedroom, second floor executive retirement apartment, located in the heart of East Grinstead town centre. Built by Churchill in 2018 and exclusively for the Over 60's, this high-end development, has been finished to an incredibly high standard and offers all you could need for a secure and social lifestyle. The property itself, benefits from a spacious lounge with built-in storage and leads onto a well-equipped kitchen overlooking the development, and benefiting from ample work top and storage space, as well as a range of integrated modern appliances. There are two double bedrooms, with the master bedroom, boasting a range of built-in wardrobes with sliding doors. In addition to this, there is a guest WC and also a modern shower room with a corner shower unit with shower overhead. Externally, there is a large balcony overlooking the development, with the balcony big enough for a comfortable seating area. The communal parking area is also secure with barrier access and the whole development is bordered with well-maintained gardens. In addition to the property itself, the development offers a communal Owners' Lounge with coffee bar, Guest Suite with shower room, 24-hour support provided by a call system, video entry system and an On-site Lodge Manager (Mon - Fri).

Front Door

leading to

Entrance Hall

Doors to all rooms. Cupboards, telephone entry system, carpet and heater.

Cloakroom

WC, wash hand basin with vanity unit. Heater and laminate flooring.

Lounge

16' 11" x 10' 6" (5.16m x 3.20m)
Window to front. Cupboard, TV point, carpet, power points and radiator. Door to balcony.

Kitchen

7' 11" x 7' 5" (2.41m x 2.26m)
Window to front. Wall and base units. Electric eye-level oven, electric hob and extractor. Stainless steel sink and drainer. Part-tiled walls, laminate flooring and power points.

Bedroom 1

16' 11" x 9' 2" (5.16m x 2.79m)
Windows to front and side. Built-in wardrobe with sliding doors. Carpet, power points, heater and TV point.

Bedroom 2

16' 11" x 9' 4" (5.16m x 2.84m)
Window to front, fitted carpet, power points and heater.

Bathroom

WC, wash hand basin with vanity unit. Corner shower unit with shower over. Tiled walls, laminate flooring and heated towel rail.

Front Garden

Path to common entrance. Laid to lawn with beds of bushes.

Balcony

Overlooking development & communal gardens

Parking

Communal parking via gated entrance.

Special Features

The property benefits from access to a communal lounge and kitchen, washing room and Guest Suite.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

Tenure: Leasehold

view this property online [connells.co.uk/Property/EGR404413](https://www.connells.co.uk/Property/EGR404413)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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