



**Connells**

Mcindoe Lodge Garland Road  
East Grinstead



### Property Description

Connells are delighted to be marketing this ground floor one bedroom apartment, situated in a fabulous position overlooking the communal gardens within McIndoe Lodge, in East Grinstead. The property offers deceptively spacious accommodation, and benefits from no onward chain. The accommodation comprises of an entrance hall with built in storage space and leads to all rooms within the property. The lounge is a particular feature of this lovely apartment due to its size with access to its own patio area. There is a feature electric fireplace with attractive surround and ample space for living and dining room furniture. The kitchen offers a range of iron base level units with work surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a freezer and a washer dryer. A window in the kitchen provides a lovely outlook over the gardens and lots of natural light and ventilation. The generous double bedroom also enjoys views over the communal gardens and has a useful built-in mirror fronted sliding door wardrobe. The shower room offers a low level access shower cubicle, a WC, and a wash hand basin with vanity unit. Perfectly complementing this room is a heated towel rail, fully tiled walls and non-slip flooring. Externally, there is the private patio area to enjoy with communal parking available too. The development also has a communal lounge, kitchen and washing room alongside a guest suite for visitors.

### Front

Secure telephone entry system. Lifts and stairs to all floors.

### Front Door

Leading to,

### Entrance Hall

Video Telephone Entry System. Storage Cupboard, power points and fitted carpet.

### Lounge

18' 5" MAX x 13' 1" MAX ( 5.61m MAX x 3.99m MAX )

Patio door to rear. Feature electric fire and surround. TV and telephone point, power points, heater and fitted carpet.

### Kitchen

7' 8" x 7' 1" ( 2.34m x 2.16m )

Window to side. Wall and base units. Stainless steel sink and drainer. Electric eye-level oven, electric hob with extractor over. Built in fridge, built in freezer and built in washer dryer. Part-tiled walls, laminate flooring and power points.

### Bedroom 1

13' 1" x 9' 10" ( 3.99m x 3.00m )

Window to side. Built-in wardrobes with sliding mirrored doors. Heater, power points and fitted carpet.

### Bathroom

WC, wash hand basin and vanity unit. Corner shower unit with shower over. Tiled walls, 'non slip' laminate flooring, extractor and heater.

## Parking

Communal parking via gated entrance.

## Patio

Private patio area

## Special Features

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

## Disclaimer

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision

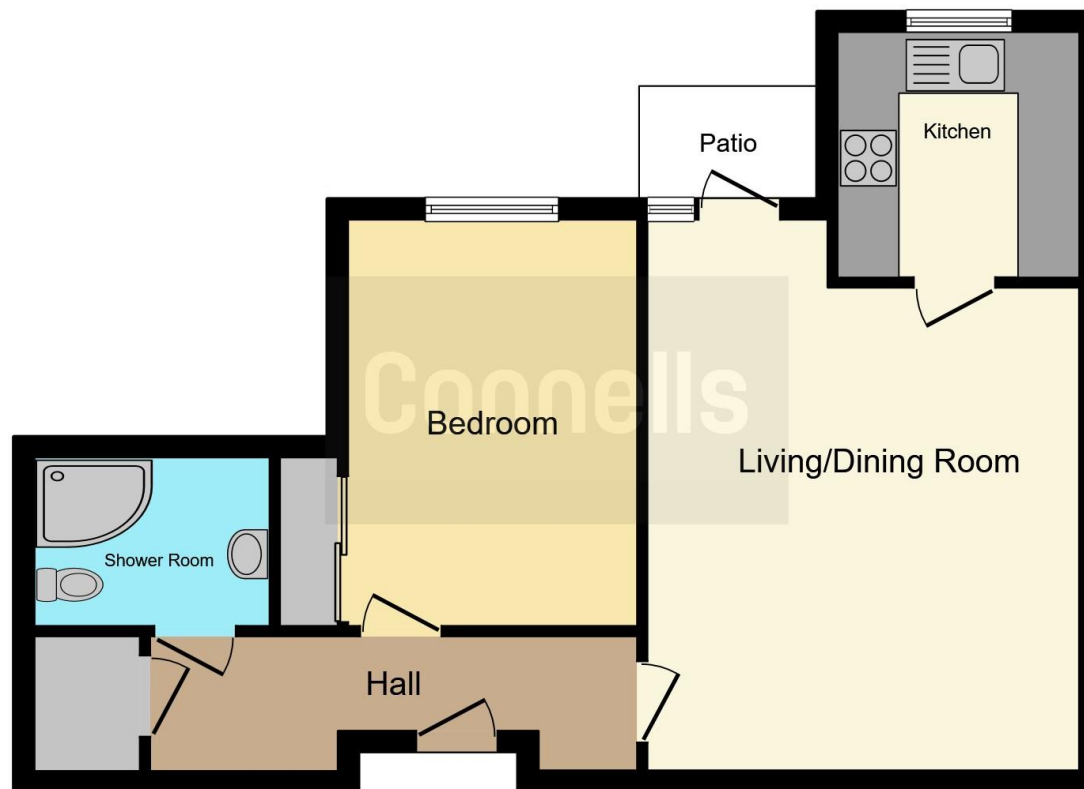
## Additional Disclaimer

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order









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/EGR404560](https://www.connells.co.uk/Property/EGR404560)**

This is a Leasehold property with details as follows; Term of Lease 995 years from 20 Jan 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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