



**Connells**

Queens Court Queens Road  
East Grinstead



## Property Description

SHARED OWNERSHIP - 40% SHARE. Connells are pleased to present to the market this spacious two-bedroom apartment, located in the heart of East Grinstead Town Centre. The property is presented to the market in good order and would make an ideal first time or investment purchase. Internally, the property comprises of a large entrance hall with built in storage. To the rear, there is an open plan living space, with a large lounge with a Juliette balcony to the rear, flooding the room with light. This is open plan and leads onto a well-equipped kitchen, complete with space for a range of modern appliances and ample work top and storage space. There is a good-sized master bedroom, and an equally spacious second double bedroom. The accommodation is complete with a spacious family bathroom, with a white suite comprising of both bath and shower facilities. Externally, there is an allocated parking space to the rear, with secure telephone entry system to the block and a communal bike store. Located in the town centre, there is unrivalled access to shops, cafes and restaurants.

## Front

### Communal Entrance

With telephone entry system and stairs to all floors.

### Entrance Hall

With doors to all rooms. Storage cupboard, telephone entry system, radiator, power points and laminate floorings.

## Lounge

13' x 13' 2" ( 3.96m x 4.01m )

With Juliette balcony to rear. TV point, power points and fitted carpet.

## Kitchen

13' 7" x 13' ( 4.14m x 3.96m )

Range of wall and base units with worktops over incorporating stainless steel sink and drainer. Space for fridge freezer, electric oven, electric hob and plumbing for washing machine. Radiator, power points and laminate flooring.

## Bedroom 1

9' 6" x 15' 1" ( 2.90m x 4.60m )

With window to the side. Radiator, power points and fitted carpet.

## Bedroom 2

8' 4" x 9' 1" ( 2.54m x 2.77m )

With window to the side. Radiator, power points and fitted carpet.

## Family Bathroom

Suite comprising WC, wash hand basin, panelled bath with mixer tap and shower over. Radiator and laminate flooring.

## Parking

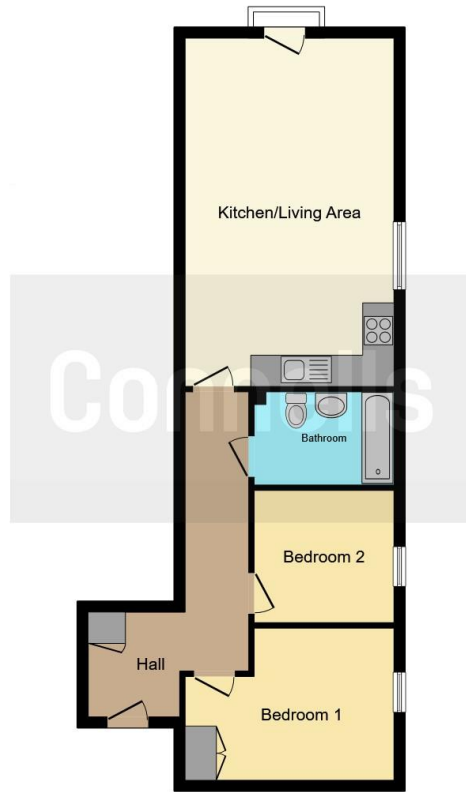
1 x allocated parking space and visitor parking spaces.

## Communal Bike Store









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGR404717](http://connells.co.uk/Property/EGR404717)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Aug 2009. 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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