



Connells

Felwater Court London Road
EAST GRINSTEAD

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for sale guide price
£170,000 - £180,000



Property Description

A beautifully presented two-bedroom ground floor maisonette, situated in this popular over 60's development on the outskirts of East Grinstead. The property has been recently modernised throughout which includes a brand-new kitchen. Internally, the property benefits from an entrance hall, leading to all rooms, there is a good-sized lounge with a patio door to the side, leading to the communal garden and patio area. There is a brand-new kitchen, which boasts plenty of built in work top and storage space, as well as a range of integrated appliances. There are two good sized double bedrooms and a beautiful bathroom with a corner shower unit. This apartment is superbly presented throughout and is presented to the market with no onward chain and comes with a variety of extra facilities within the development, including a communal lounge and kitchenette, alongside a house manager on site Monday - Thursday and pull cords within the property for 24/7 help.

Entrance Hall

With doors to all rooms. Storage cupboard, radiator, power points and fitted carpet.

Lounge

11' 5" x 12' 9" (3.48m x 3.89m)

With window and patio door to the side. TV point and telephone point. Radiator, power points and fitted carpet.

Kitchen

8' 1" x 10' 4" (2.46m x 3.15m)

With window to the rear. Range of wall and base units with work tops over incorporating stainless steel sink and drainer. Electric eye-level oven and gas hob with extractor over. Built-in fridge freezer. Built-in dishwasher. Built-in bar area. Plumbing for washing machine and tumble dryer. Cupboard with boiler. Power points and laminate flooring.

Bedroom 1

11' 7" x 8' 7" (3.53m x 2.62m)

With window to the front and range of built-in wardrobes with sliding doors. Radiator, power points and fitted carpet.

Bedroom 2

10' 6" x 6' 7" (3.20m x 2.01m)

With window to the front and range of built-in wardrobes with sliding doors. Radiator, power points and fitted carpet.

Bathroom

Suite comprising low level WC, wash hand basin and corner shower unit with shower over. Radiator and part-tiled walls.

Rear Garden

With patio to the side and communal gardens and grounds.

Parking

Communal parking to the front.

Communal Areas

Communal Lounge and Kitchenette.

Agents Note

Currently the vendors details do not match the registered title at Land Registry. The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved

Front Garden

With path leading to front door.









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

To view this property please contact Connells on

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90 London Road
 EAST GRINSTEAD RH19 1EP

EPC Rating: C Council Tax
 Band: C

Service Charge:
 4500.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EGR404674

This is a Leasehold property with details as follows; Term of Lease 150 years from 12 Nov 2021. 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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