



Queens Road, East Grinstead

Guide Price £165,000 – £175,000

**MANSELL  
McTAGGART**  
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# Queens Road

## East Grinstead

Guide price £170,000 - £180,000

A one bedroom ground floor flat with a private rear garden and is ideal for first time buyers, or buy to let investors. The flat benefits from no service charges, a long lease and low ground rent, whilst also being ideally situated within a few minutes walk of East Grinstead town centre & mainline train station.

The living space briefly comprises: entrance porch; lounge with feature fireplace; fitted kitchen with a range of wall and base level units, oven, 4 ring electric hob and space for other appliances; recently decorated shower room with WC, wash hand basin and corner shower cubicle; double bedroom with space for freestanding furniture completes the living accommodation.

Externally the property benefits from a private rear garden which is laid to lawn and includes a timber shed. Permit parking can be obtained from Mid Sussex Council for approximately £60 a year.

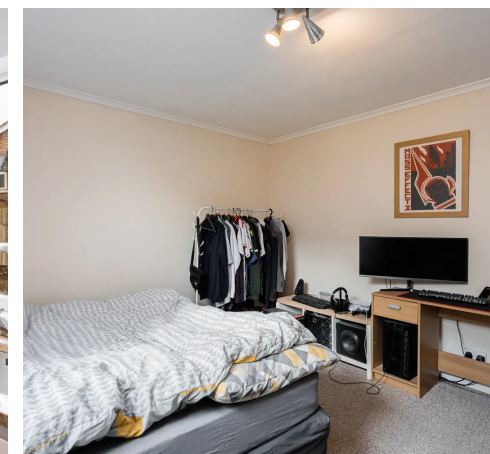
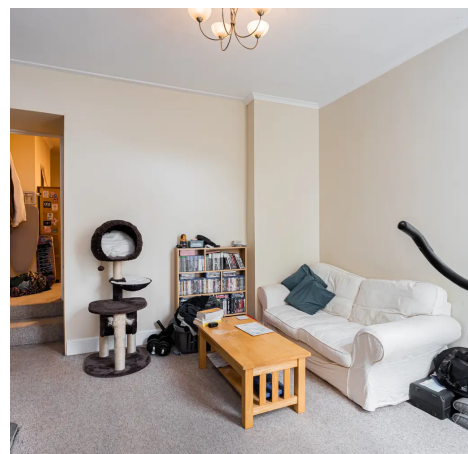
### Lease terms

959 Year lease

Ground rent - £50 per annum

Service charge - £0

Council Tax band: B





## Queens Road

East Grinstead

Council Tax band: B

Tenure: Leasehold

959 Year lease

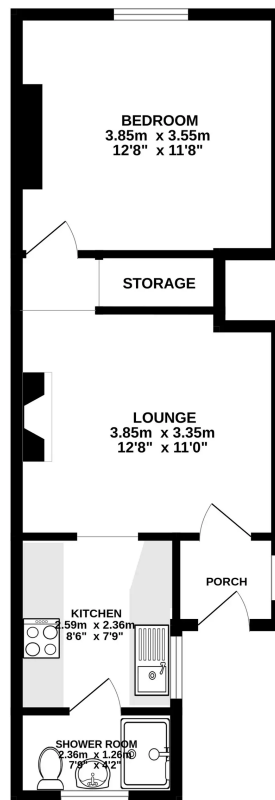
Ground rent - £50

Service charge - £0

- Ground floor flat
- Private rear garden
- 959 year lease
- No services charges
- Only £50 per annum ground rent
- Double bedroom
- Modern shower room
- Walking distance to mainline train station
- Short walk to East Grinstead town centre
- No onward purchase



GROUND FLOOR  
38.9 sq.m. (419 sq.ft.) approx.



TOTAL FLOOR AREA: 38.9 sq.m. (419 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Mansell McTaggart East Grinstead

Mansell McTaggart Ltd, 52 London Road - RH19 1AB

01342 311711

[eastgrinstead@mansellmctaggart.co.uk](mailto:eastgrinstead@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/eastgrinstead/](http://www.mansellmctaggart.co.uk/branch/eastgrinstead/)

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