



## Great House Court, Fairfield Road, East Grinstead

Guide Price £115,000 – £125,000

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McTAGGART**  
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## Great House Court

An extremely well presented, one bedroom second floor apartment with the luxury of a balcony, in the popular Great House Court development for the over 60s. The property is ideally situated within a wooded setting and is only a short walk to East Grinstead town centre and close to a bus route. The development offers the benefit of a resident House Manager and a 24hr Careline for peace of mind.

The living space has been improved by a complete re-fit of the bathroom; modernisation of the kitchen; replacement of all storage radiators with modern programmable units; replacement of all flooring/carpeting and re-decoration. The accommodation briefly comprises: entrance hall with two storage cupboards, one with a tumble dryer inside; spacious living/dining room with an electric fireplace and French door to the private balcony with views over to the Ashdown Forest; modern fitted kitchen with a range of wall and base units, 4 ring electric hob, fridge freezer, table top combination oven and washing machine; a generously proportioned double bedroom with large built in wardrobe. A modern bathroom with low level WC, wash hand basin and walk in shower, completes the living accommodation.

Externally there are well maintained and established communal gardens and residents parking.





## Great House Court

Fairfield Road, East Grinstead

service charge - £290.95 per month

Ground rent - £200

length of lease - 64 years left

Council Tax band: C

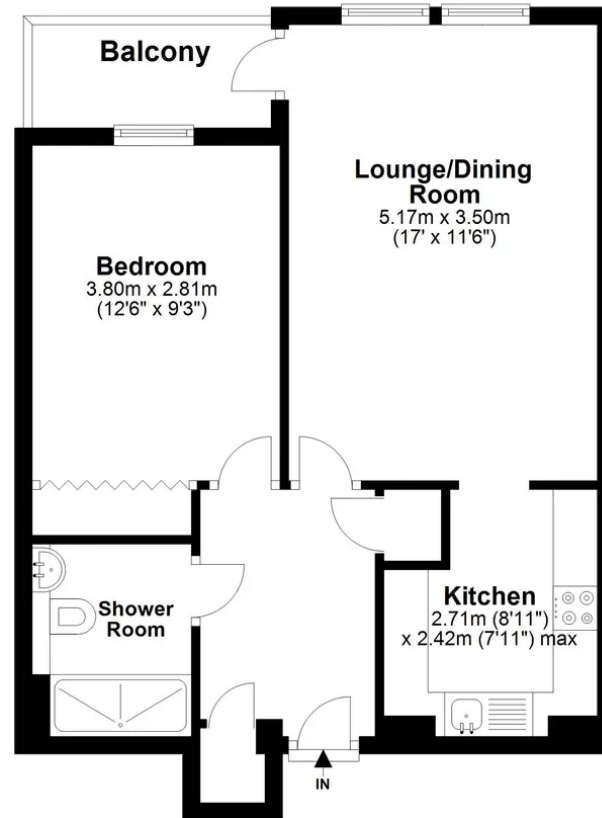
Tenure: Leasehold

- Second floor apartment with lift access
- Balcony with views
- Re-decorated and re-carpeted
- Modern shower room
- Resident parking
- Attractive communal gardens
- 24 hr careline
- Available immediately - no onward chain



## Top Floor

Approx. 48.1 sq. metres (517.5 sq. feet)



Total area: approx. 48.1 sq. metres (517.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.

## Mansell McTaggart East Grinstead

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