Charters Towers, Charters Village, East Grinstead RH19 2HQ
Offers in Excess Of £385,000 Leasehold
in brief...

- Two double bedroom retirement apartment
- Finished to a high standard
- Ensuite shower room to master bedroom
- Underfloor heating, new carpets and curtains
- 24hr emergency care on site

- On site restaurant, brasserie and bar
- Shop, hairdressing facility and library
- Visiting GP and surgery
- Stunning communal grounds
- Parking and shuttle bus provided

A stunning former show apartment situated in a converted Manor House within the sought after Charters Village retirement development.
An extremely well presented, two bedroom former show apartment which is situated on the first floor of the clubhouse in the sought after Charters Village. The conveniently located property is ideal for access to the on site restaurant, brasserie and bar, shop and also a GP Surgery. Charters Towers was formerly a manor house dating back to 1900 which later became the Adeline Genee Theatre and attracted world renowned ballet dancers, Dame Margot Fonteyn and Rudolph Nureyev. The extensive accommodation covers an impressive 938sq ft and briefly comprises; spacious entrance hall with large storage cupboard, dual aspect sitting/dining room, fitted kitchen with low level Neff oven, ceramic hob with feature extractor over, integrated washer/dryer and slimline dishwasher plus an electric opening window. The bedroom accommodation consists of a well proportioned master with an ensuite shower room and walk in shower, double guest bedroom and a bathroom completes the living space. The apartment further benefits from underfloor heating with individual room controls, new carpets and curtains throughout and a 24 hour emergency response system in all rooms. Charters Village also provides residents with a library offering internet enabled computers, a stunning drawing room which offers activities and events, 24hr security on site, guest suite, hairdressing facility plus attractive and well maintained communal grounds.

COUNCIL TAX  Band ‘D’ (2016/17 - £1,582.52 Mid Sussex District Council)

LEASE TERMS

Ground rent: £300 per annum

Service charge: £6,252.00 per annum for single occupancy. Double occupancy carries an additional charge of £300 per annum.

EPC RATING  C
The popular market town of East Grinstead is located approximately half way between London and the South Coast, boasts a wealth of architectural heritage and is surrounded by some of the finest countryside in the South East, including the Ashdown Forest. There is a vast selection of shops, pubs, restaurants and coffee shops to cater for all. East Grinstead mainline train station provides frequent services to London (Victoria/London Bridge in approx 1 hr). Ideally situated for access to the M23/M25 motorway and Gatwick Airport.

**DIRECTIONS**
From our office on London Road turn left, head straight over the roundabout and turn left into Beeching Way. Continue onto the A22 bearing right onto Station Road (A22). At the traffic lights turn left onto London Road and at the roundabout take the second exit onto Lingfield Road. Continue along Lingfield Road and turn right into Charters Village where Charters Towers can be found directly in front of you.

Please check google maps for exact distances and travel times (property postcode: RH19 2HQ)

---

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.