



Ermenild Neale House St. Johns Road, East Grinstead

Offers in Region of **£220,000**

**MANSELL
McTAGGART**
Trusted since 1947

Ermenild Neale House St. Johns Road, East Grinstead

A great opportunity to purchase this well presented and recently modernised ground floor flat, which is ideally situated in a quiet area within walking distance to East Grinstead town centre and mainline train station.

The living accommodation briefly comprises; secure intercom access; entrance hall with a large storage cupboard; double bedroom with space for freestanding furniture and side aspect views; modern family bathroom with low level WC, wash hand basin and bath with overhead shower; spacious living room with newly laid laminate flooring throughout; modern recently fitted kitchen with a range of wall and base level units, washing machine, dishwasher, oven, 4 ring induction hob, fridge freezer and integrated microwave completes the living accommodation.

Externally the property benefits from two permit parking spaces in the secure gated parking area and access to extensive and well-maintained communal gardens.





Ermenild Neale House St. Johns Road, East Grinstead

Lease length – 107 years

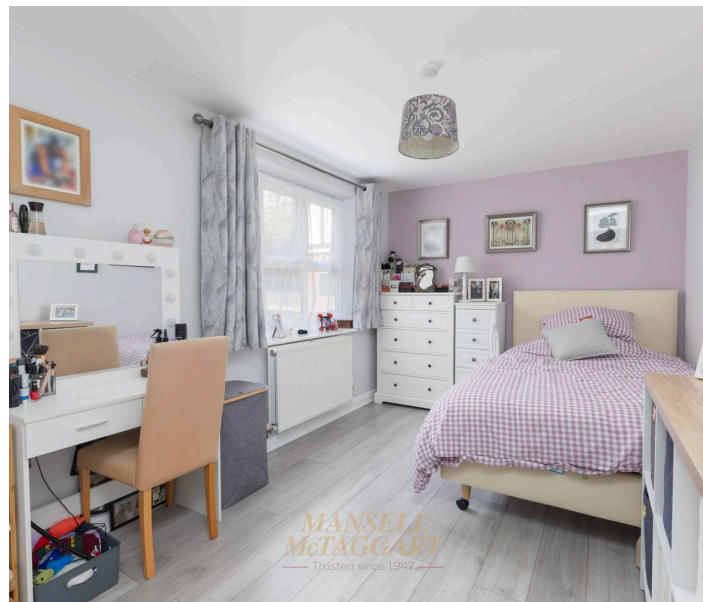
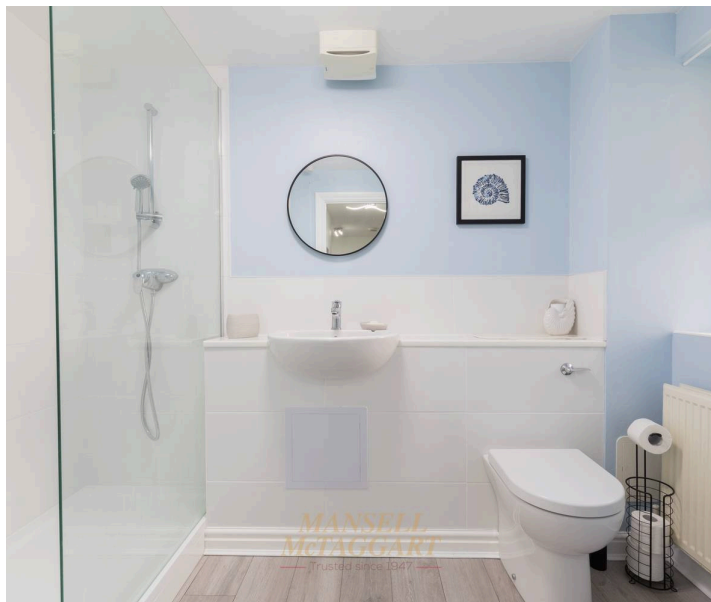
Ground rent – £200 per annum

Service charge – £1649.14 per annum

Council tax band – B

Tenure: Leasehold

- Ground floor apartment
- One bedroom
- 493 Sq ft of living space
- Modern fitted kitchen with integrated appliances
- Modern throughout
- Communal gardens
- 107 year lease
- Short walk to East Grinstead town centre
- Walking distance to mainline train station

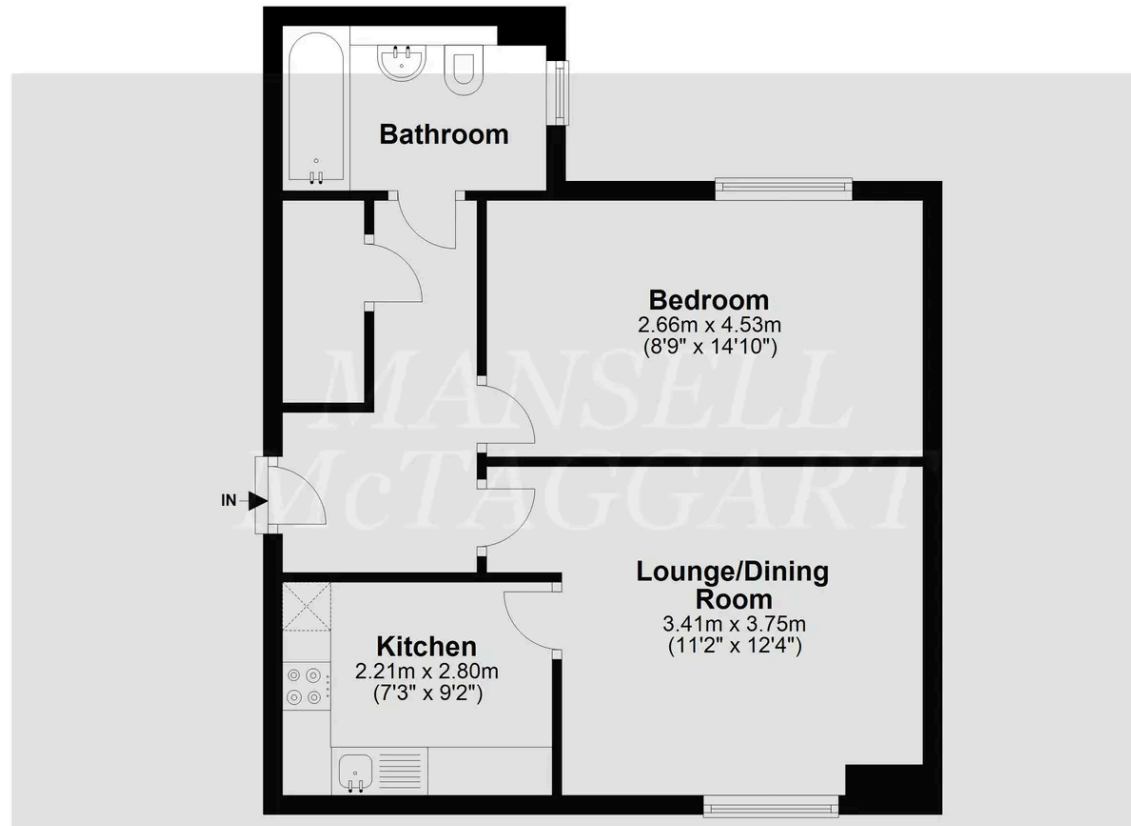


MANSELL
McTAGGART
Trusted since 1947

MANSELL
McTAGGART
Trusted since 1947

Ground Floor

Approx. 45.8 sq. metres (492.5 sq. feet)



Total area: approx. 45.8 sq. metres (492.5 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

Mansell McTaggart Ltd, 52 London Road – RH19 1AB

01342 311711

eastgrinstead@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/eastgrinstead/

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.