

Garnham H Bewley

£215,000

Glen Vue, East Grinstead



- First Floor Flat
- Two Bedrooms
- Kitchen
- Lounge/Dining Room
- Bathroom
- Communal Gardens
- Great Access for Train Station
- Ideal for First Time Buyers

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



4, Gregory Court, Glen Vue, East Grinstead, West Sussex RH19 1BN

Garnham H Bewley are pleased to present to the market this spacious two bedroom first floor flat which is the first time of being on the market in many years. The property is situated within the heart of East Grinstead offering great access for the train station and town centre and the accommodation boasts lounge/dining room, kitchen, two bedrooms and and bathroom. Outside there is the added bonus of communal gardens and internal viewings come highly recommended to fully appreciate this great example of a two bedroom flat.

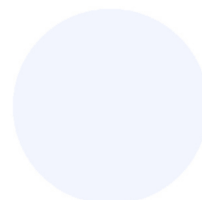
The accommodation boasts communal front door consists of front door into entrance hall with access to storage cupboard and airing cupboard. The kitchen is situated to the front aspect with a range of wall and base level units with areas of work surfaces 1 1/2 bowl sink with drainer, space for cooker, fridge/freezer, washing machine and window to the front aspect. The lounge/dining room has double aspect windows. The main bedroom overlooks the rear aspect with the added bonus of built in wardrobes. Bedroom two overlooks the front aspect. There is also the bathroom which has been fitted with a panel enclosed bath with mixer taps and shower point, wash hand basin, low level W.C., heated towel rail, fully tiled walls and window to the front aspect.

Council Tax Band C

Service Charge £186.61 p/m

Ground Rent £10 p/a

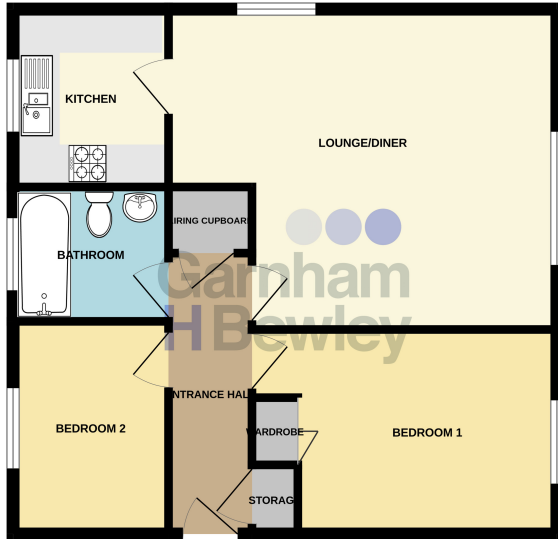
Lease 125 years from 30th November 1988



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Accommodation

FIRST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 592 sq.ft. (55.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, ceiling 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Homage 12024

First Floor Entrance Hall

Kitchen

8' 1" x 7' 1" (2.46m x 2.16m)

Lounge/Dining Room

17' 8" x 14' 7" (5.38m x 4.45m)

Main Bedroom

12' 0" x 9' 8" (3.66m x 2.95m)

Bedroom 2

9' 8" x 7' 1" (2.95m x 2.16m)

Bathroom

7' 1" x 6' 1" (2.16m x 1.85m)

Outside Communal Gardens



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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