



**Connells**

Queens Court Queens Road  
East Grinstead



## Property Description

GUIDE PRICE: £200,000 - £220,000. NO ONWARD CHAIN! Connells are pleased to present to the market this well presented and spacious two double bedroom second floor apartment, located in the centre of East Grinstead. The property is presented to the market with no onward chain and would make an ideal first time or investment purchase. Internally, the property benefits from an inviting entrance area with built in storage. This leads through to an open plan living accommodation with a window and patio doors to the front which flood the room with light. The kitchen boasts ample work top and storage space. There is also a range of built in white goods, and being open plan creates an ideal area to host an entertain. The property further benefits from two double bedrooms, with the master bedroom being dual aspect. In addition to this, there is a superb, upgraded family bathroom, benefitting from both bath and shower facilities. Externally, the property benefits from an allocated parking space to the rear, with a lift and stairs to all floors, with secure telephone entry. Located in the town centre, there is unrivalled access to shops, cafes and restaurants as well as East Grinstead train station.

## Communal Entrance

Telephone entry system. Lifts and stairs leading to all floors.

## Entrance Hall

Telephone entry system. Storage cupboard, power points and laminate flooring.

## Lounge

15' x 11' 3" ( 4.57m x 3.43m )

Dual aspect with window to the side and window and door to the rear. TV point, power points and laminate flooring.

## Kitchen/Diner

13' 7" x 11' 3" ( 4.14m x 3.43m )

Range of wall and base units with worktops over incorporating stainless steel sink with drainer. Electric oven and electric hob with extractor over. Space for fridge freezer and plumbing for washing machine. Built-in dishwasher. Vertical radiator, power points and laminate flooring.

## Bedroom 1

9' 1" x 14' 1" max ( 2.77m x 4.29m max )

Dual aspect with windows to the front and side. Radiator, power points and fitted carpet.

## Bedroom 2

12' 4" x 9' 1" ( 3.76m x 2.77m )

With window to the front. Radiator, power points and fitted carpet.

## Bathroom

Suite comprising low level WC, wash hand basin and bath with shower over and vanity screen. Shaving point, tiled walls and tiled floor.

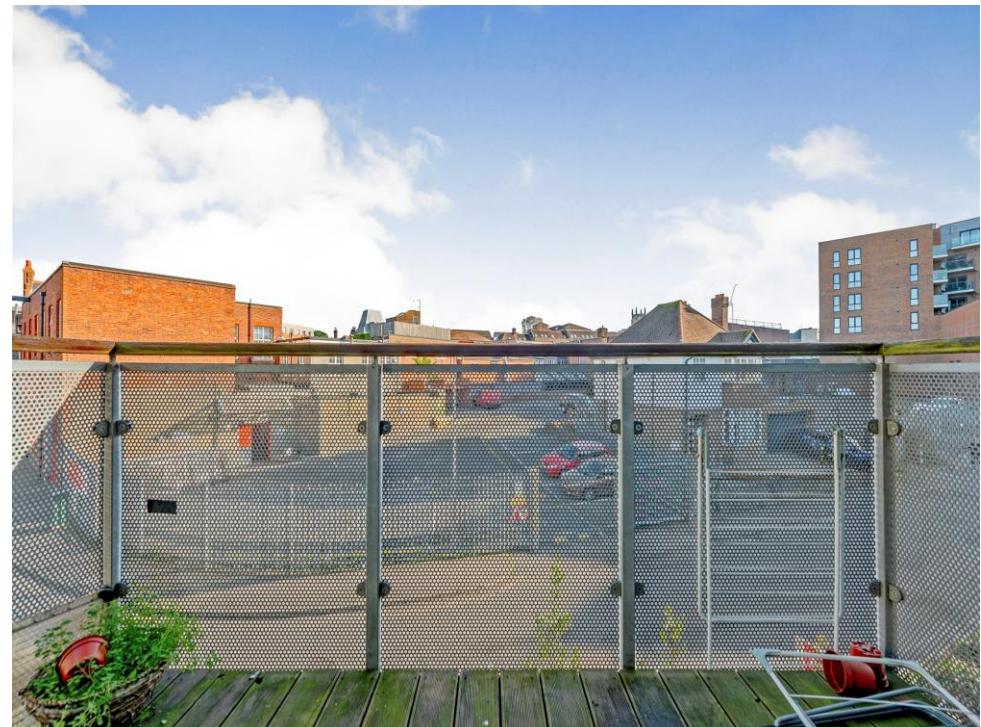
## Balcony

Decked balcony access from the lounge.

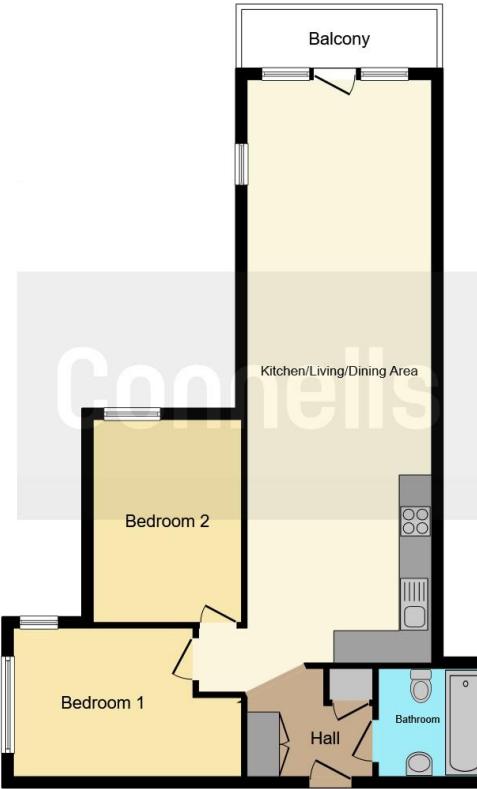
## Parking

1 x allocated parking space to the rear.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**directions to this property:**

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**view this property online [connells.co.uk/Property/EGR404850](http://connells.co.uk/Property/EGR404850)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Aug 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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