



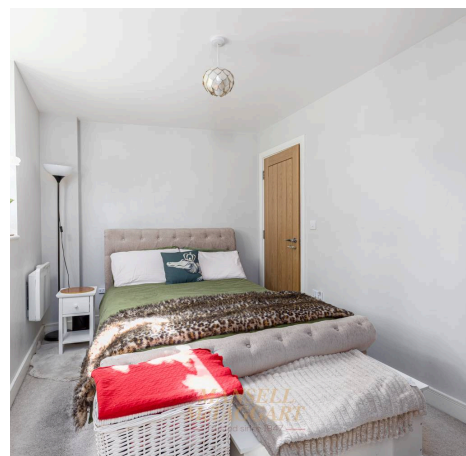
Elizabeth House, Christopher Road

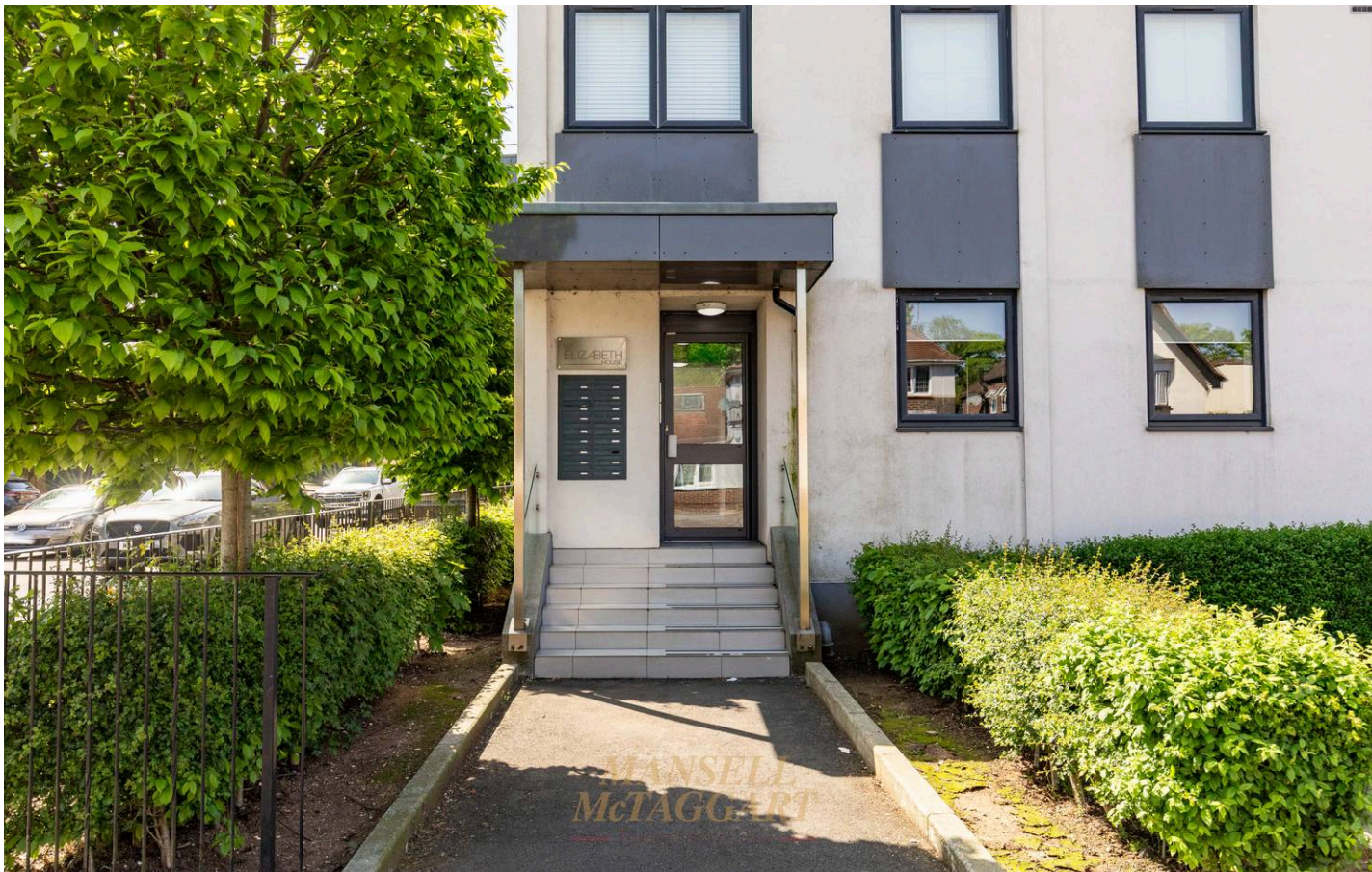
GUIDE PRICE £170,000 – £180,000

**MANSELL
McTAGGART**
Trusted since 1947

A fantastic opportunity to purchase this well presented one bedroom, ground floor apartment within walking distance to the high street and mainline train station.

Constructed in 2016 by renowned builders, Whitehall Homes, this property offers an incredible amount of living space totalling 464 sq.ft. This briefly comprises: entrance hall; open plan fitted kitchen with plenty of wall and base units, sufficient worktop space and ample room for a dining table; living room with large windows allowing ample amounts of light to flood the room; master bedroom with plenty of space for free standing furniture; family bathroom with a WC, wash hand basin, bath with mixer taps and an overhead shower with glass screening completes the living accommodation. On street parking is regularly available via paid permit.





LEASE TERMS

115 Years remaining

Ground rent £398.46 a year

Service Charge £1,102.56

Council Tax band: B

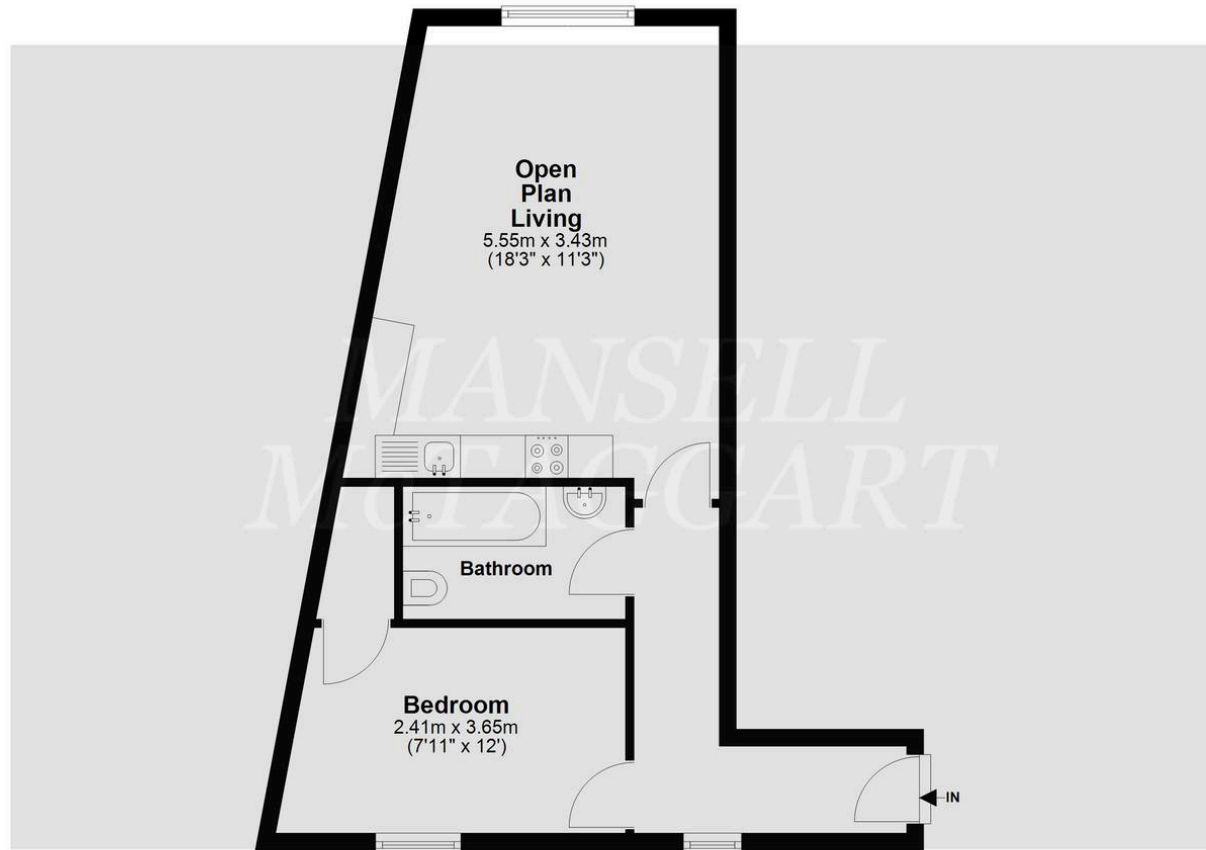
Tenure: Leasehold

- One bedroom flat
- Ground floor
- Nearly 500 Sq ft of living space
- Modern and well presented throughout
- Fitted kitchen with integrated appliances
- Town centre location
- Short walk to East Grinstead train station
- 115 year lease
- Built in 2016
- No onward chain!



Ground Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



Total area: approx. 43.1 sq. metres (464.2 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 buyer.
Plan produced using PlanUp.

Mansell McTaggart East Grinstead

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