

Farringdon House Wood Street, East Grinstead

Offers in Region of **£300,000**

MANSELL McTAGGART
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Farringdon House

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This stunning, two double bedroom, first floor apartment is ideally situated within a short walk of East Grinstead town centre and train station. The property offers 817 sq ft of living space and benefits from an allocated parking space, an ensuite to the master bedroom and two balconies.

The living accommodation briefly comprises: an intercom phone system and lift access to all floors; an entrance hall with a storage cupboard; open plan kitchen/dining/living space with a modern fitted kitchen, a range of wall and base units, four ring gas hob, electric oven and microwave, fridge freezer and dishwasher, the lounge has access to a balcony area; master bedroom with fitted wardrobes, a balcony and ensuite shower room consisting of a shower cubicle, low level WC and wash hand basin; double guest bedroom with fitted wardrobes; family bathroom with a bath and overhead shower, low level WC, wash hand basin and a heated towel raid completes the living accommodation.















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Externally, the property benefits from one allocated parking bay.

The property further benefits from the remainder of the NHBC warranty.

Lease remaining: 127 years from 2019

Service charge: £1,800 per annum

Ground rent: £300 per annum

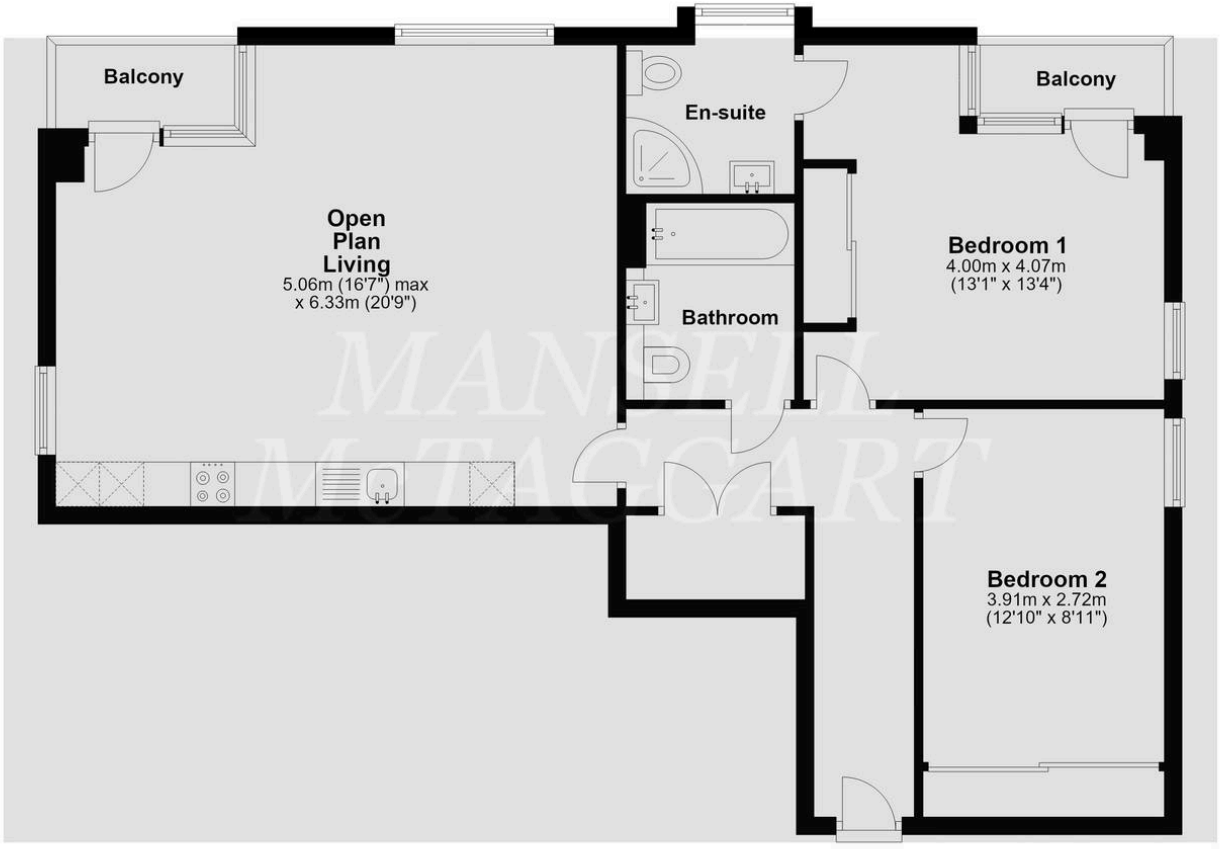
Council Tax band: B

Tenure: Leasehold

- First floor appartment
- Two double bedrooms
- Ensuite master bedroom
- Modern and well presented throughout
- Open plan kitchen living dining
- Two balconies
- Allocated parking space
- Walking distance to mainline train station
- Town centre location
- Long lease

First Floor

Approx. 75.9 sq. metres (817.1 sq. feet)
(excluding Balcony, Balcony)



Total area: approx. 75.9 sq. metres (817.1 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.

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