



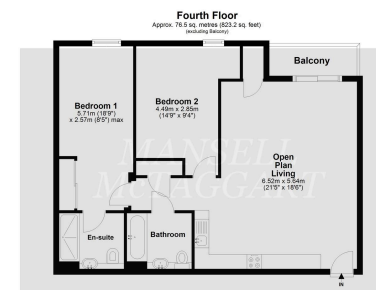
## Elizabeth Place, Queens Road, East Grinstead

Guide price £300,000 – £325,000

**MANSELL  
McTAGGART**  
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## Elizabeth Place, East Grinstead

This modern, two double bedroom fourth floor apartment in the sought after Elizabeth Place with town centre location, close proximity to mainline train station and easy access to Gatwick, M25 and M23, is great for a variety of buyers alike. The property offers 823sq ft of versatile living space, and further benefits from a secure, gated parking space. The living accommodation briefly comprises: telephone intercom system and lift access to all floors; open plan living area with a modern fitted kitchen which has a range of wall and base units, electric oven and a 4 ring electric hob, fridge freezer, dishwasher, washer/dryer; separate storage and boiler cupboard and patio doors to a private balcony; master bedroom with ensuite shower and WC, wash hand basin and heated towel rail; modern family bathroom modern with a WC, wash hand basin, heated towel rail and bath with an overhead shower; a double guest bedroom completes the living accommodation.



Total area: approx. 76.5 sq. metres (823.2 sq. feet)

While every effort 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 Real3D.



- Two double bedrooms
- Fourth floor apartment



## Elizabeth Place, East Grinstead

Externally the property benefits from a secure gated allocated parking and a private balcony. There is also a well maintained communal garden on the second floor with lift access. Service charge: £1,352.48 per annum

Ground rent: £350 per annum

Lease length: 994 years

Council Tax band: D

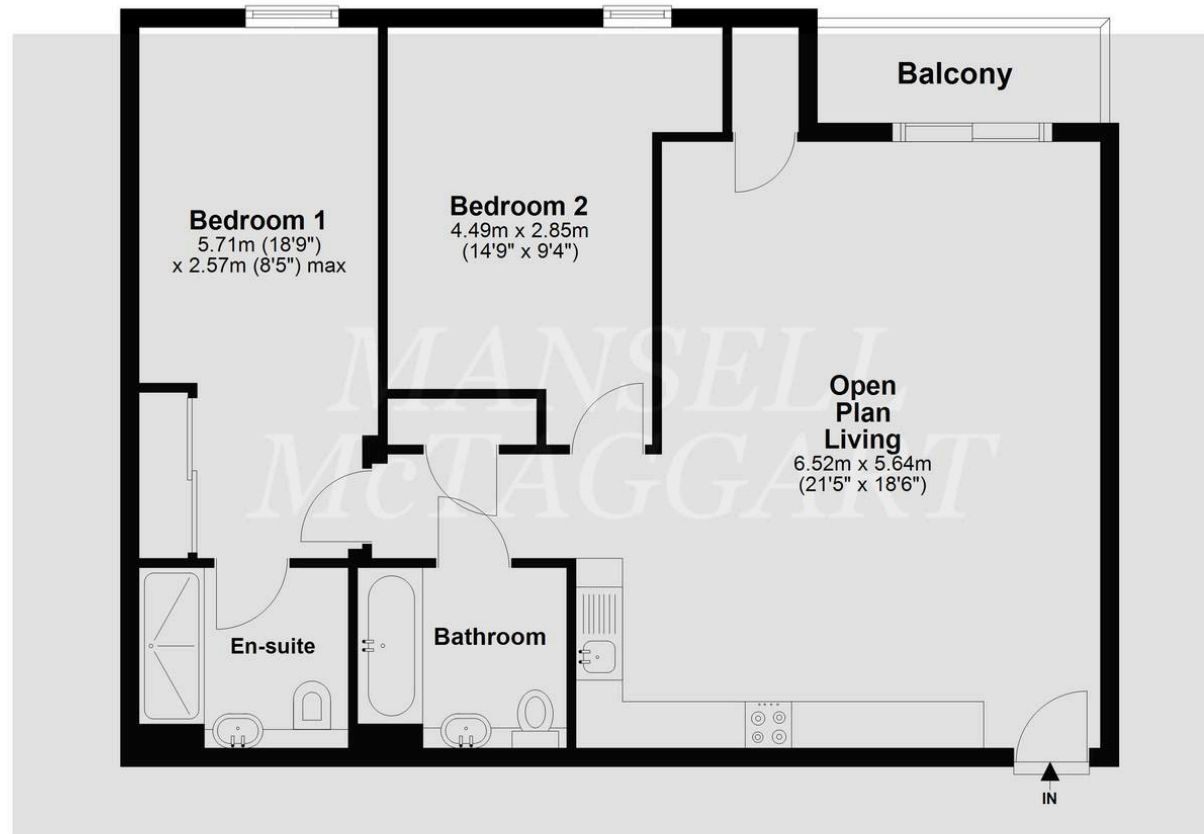
Tenure: Leasehold

- Two double bedrooms
- Fourth floor apartment
- En suite to master bedroom
- Fitted kitchen with integrated appliances
- Well maintained communal garden
- Gated and secure allocated parking space
- 994 year lease
- Town centre location
- Close proximity to a mainline train station
- Close proximity to local schools and amenities



## Fourth Floor

Approx. 76.5 sq. metres (823.2 sq. feet)  
(excluding Balcony)



Total area: approx. 76.5 sq. metres (823.2 sq. feet)

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