



Hollands Court, East Grinstead

Guide Price £190,000 – £200,000

**MANSELL
McTAGGART**
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A well-proportioned and lovingly maintained ground floor apartment with the benefit of its own private rear garden. It is tucked away in a small and attractive development in East Grinstead within walking distance of the town centre and mainline train station. This property is offered to the market with a share of the management company.

The living space briefly comprises: private entrance hall; open plan living/dining/kitchen space with a modern fitted kitchen boasting a range of wall and base units, integrated appliances and French doors to the garden; modern family bathroom with low level w/c, wash hand basin and a bath with an overhead shower. A double bedroom with front aspect views and fitted wardrobes completes the accommodation.





Externally, the property benefits from an allocated parking space and plenty of visitor parking and to the rear, directly accessed from the property, there is a low-maintenance rear garden. In addition the property also has a communal bin area and bike shed.

Lease Terms: Share of management company.

Lease Length: 104 years remaining.

Service charge: £2276.87 per annum.

Ground Rent: £125 per annum.

Council Tax band: B

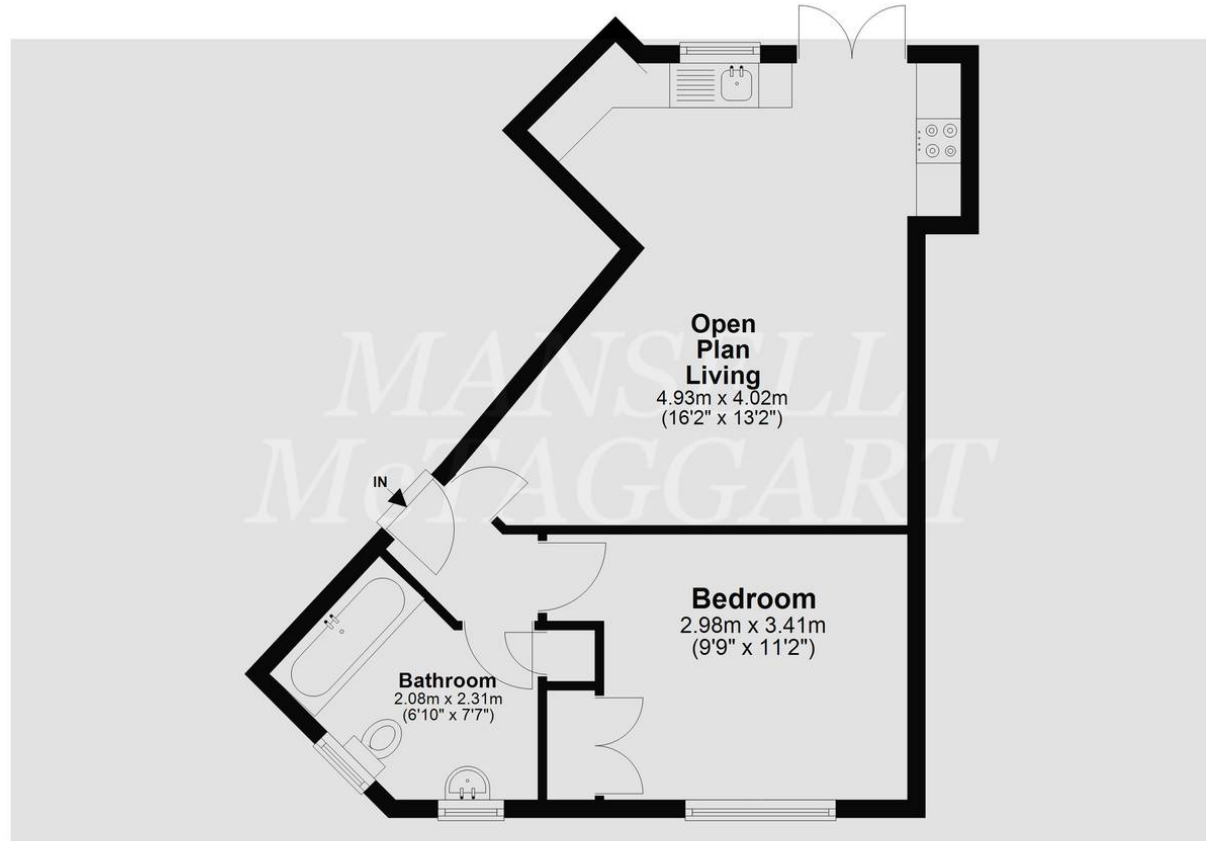
Tenure: Leasehold

- Well-proportioned ground floor apartment
- Short walk to local amenities and bus routes
- Open plan living
- Master bedroom with fitted wardrobes
- Spacious family bathroom
- Private low maintenance rear garden
- Allocated parking space
- Walking distance to train station
- Walking distance to East Grinstead Town
- 104 year lease



Ground Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



Total area: approx. 41.9 sq. metres (450.6 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

Mansell McTaggart Ltd, 52 London Road – RH19 1AB

01342 311711

eastgrinstead@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/eastgrinstead/

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