



Kings Court, Little King Street, East Grinstead

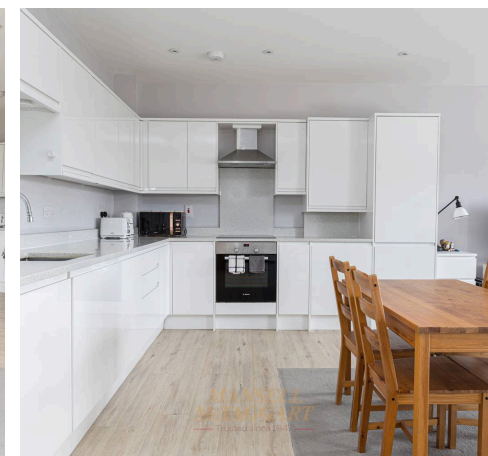
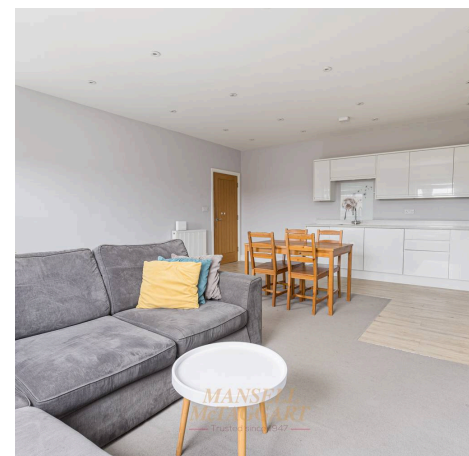
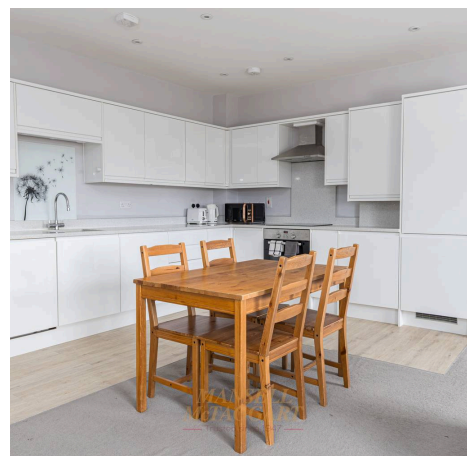
In Excess of £225,000

**MANSELL
McTAGGART**
Trusted since 1947

Kings Court, East Grinstead

Kings Court was constructed in 2018 and contains just 12 individual apartments. This stunning two bedroom, second floor apartment offers spacious accommodation and is situated in the heart of East Grinstead Town centre. Just a short walk to the train station, bus routes, local amenities and various schools, this property would suit a variety of buyers. The accommodation briefly comprises: reception hall with a large storage cupboard; open plan living/kitchen/dining room with a range of wall and base level units, sink and drainer, integrated fridge/freezer, washing machine, dishwasher, 4-ring hob, electric fan oven, overhead extractor and two large windows overlooking the town; master bedroom with fitted wardrobes and views to the rear; double guest bedroom with built-in wardrobes; family bathroom with a low-level WC, wash hand basin and a P-shaped bath with mixer taps and an overhead shower concludes the accommodation.

Externally, the property further benefits from a secure allocated parking space plus a private storage area.



- Second floor apartment



Kings Court, East Grinstead

Lease details: (TBV)

Term – 118 year remaining

Service charge – £1,200pa

Ground rent – £200pa

Council Tax band: C

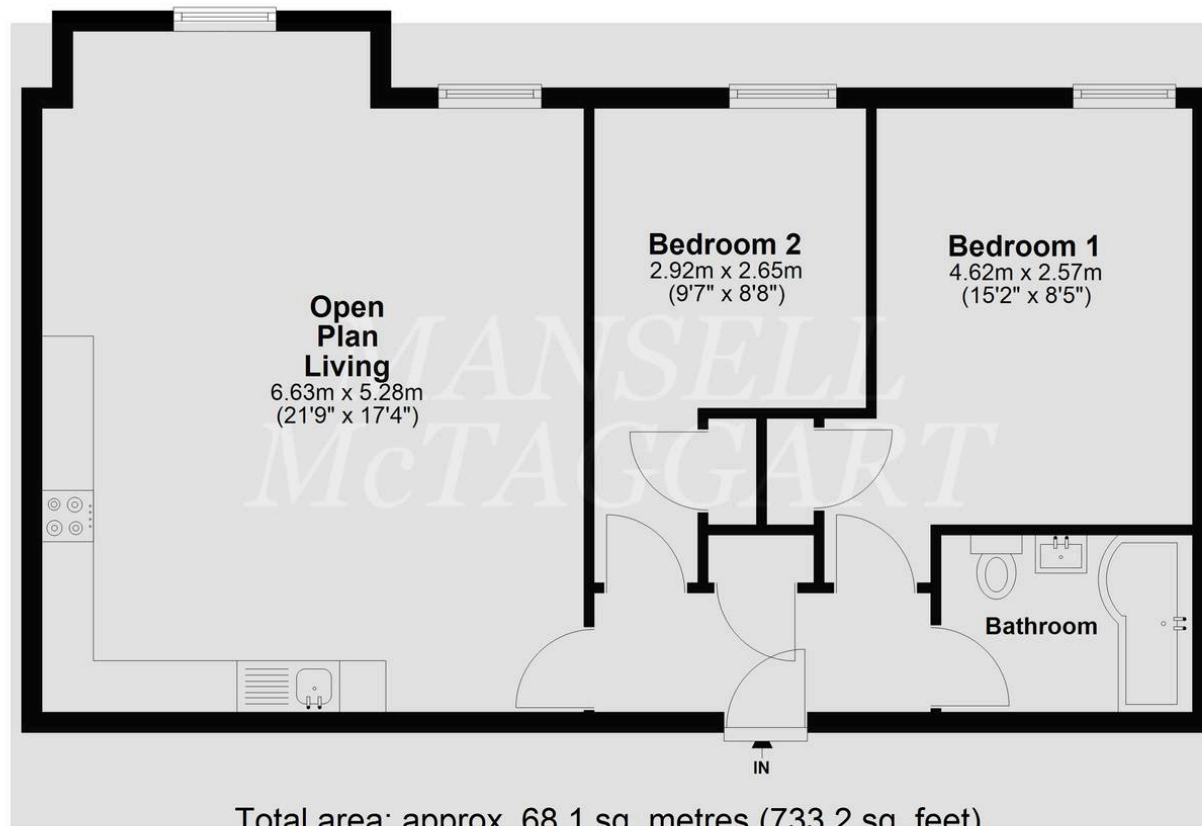
Tenure: Leasehold

- Second floor apartment
- Two double bedrooms
- Open plan kitchen/living/dining room
- Secure parking space
- Private storage area
- Long 118 year lease
- Town centre location
- Short walk to train station
- Close proximity to local schools
- No onward chain!



First Floor

Approx. 68.1 sq. metres (733.2 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

Mansell McTaggart Ltd, 52 London Road – RH19 1AB

01342 311711

eastgrinstead@mansellmctaggart.co.uk

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

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.