
SOLD
woodlands

FLAT 11, 218 LONDON ROAD, EAST GRINSTEAD, WEST SUSSEX, RH19 1HF

£290,000

LEASEHOLD

Bright and spacious, third floor apartment with 2 bedrooms, generous open plan living space, superb roof terrace, secure allocated parking and the benefit of no chain.

Situated in a convenient spot, only a short walk from East Grinstead train station, plenty of shops and great restaurants, this sharp, modern apartment has a real luxury feel.

On the ground floor there is a well appointed communal hallway, with a video entry system and a lift to all floors. Beyond your front door there is a good size hallway with a door to the main bathroom and two built in storage cupboard, one of which houses the Titon heat recover and ventilation unit, that ensures excellent air flow throughout the property. The main living space is a bright, dual aspect room with ample space for lounge and dining room furniture, a stylish kitchen that has granite surfaces, a full compliment of appliances and double doors opening to an incredible roof terrace. Both bedrooms with accommodate a double bed, and have fitted wardrobes, the main bedroom also has an ensuite shower room and a balcony.

Outside there is a communal garden and bin store area to the rear, with an allocated parking space and a secure, gated access off of Garlands Road.

- **THIRD FLOOR APARTMENT**
- **TWO BEDROOMS**
- **PRIVATE ROOF TERRACE**
- **CLOSE TO SHOPS**
- **COUNCIL TAX BAND: C**
- **NO CHAIN**
- **QUALITY KITCHEN**
- **ALLOCATED PARKING**
- **STYLISH DESIGN**
- **EPC RATING: B**













ROOM DIMENSIONS:

ENTRANCE HALL
12'0 x 9'0 (3.66m x 2.74m)

LOUNGE/DINING/KITCHEN
20'7 x 16'1 (6.27m x 4.90m)

PRIVATE ROOF TERRACE
20'0 x 14'0 (6.10m x 4.27m)

BEDROOM ONE
11'10 x 10'8(max) (3.61m x 3.25m(max))

BALCONY

ENSUITE SHOWER ROOM
7'2 x 3'9 (2.18m x 1.14m)

BEDROOM TWO
9'7 x 8'9 (2.92m x 2.67m)

BATHROOM
7'6 x 5'6 (2.29m x 1.68m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

ALLOCATED PARKING SPACE

YEARS REMAINING ON LEASE: 115

GROUND RENT: £365 PER ANNUM

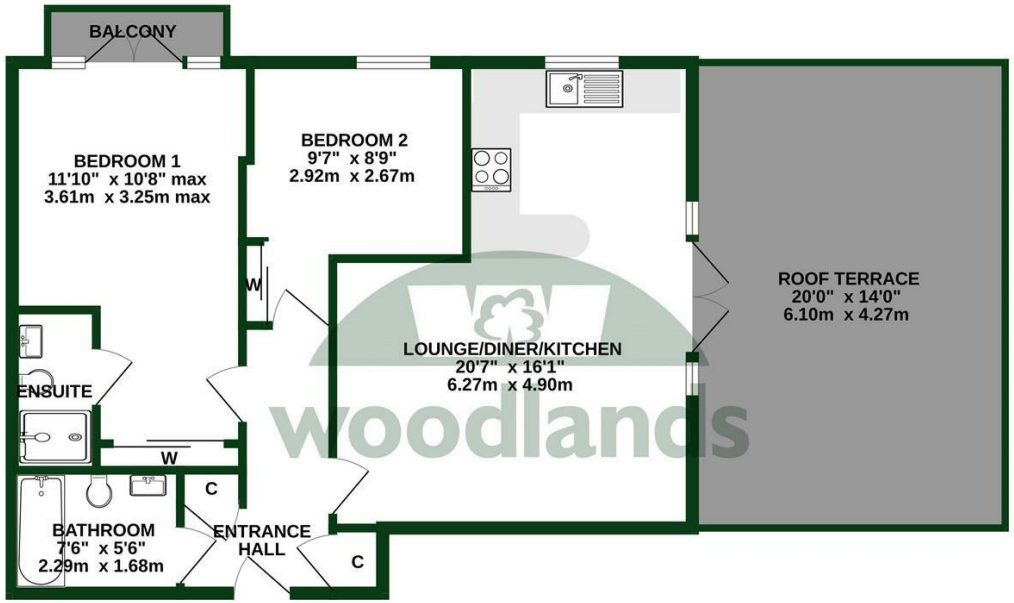
SERVICE CHARGES: £2,900 PER ANNUM







THIRD FLOOR
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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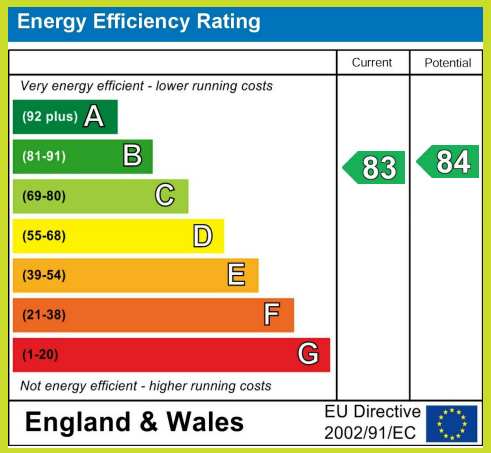
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