

**FOR SALE**



**St Leonards Park, East Grinstead**  
**Asking Price Of £145,000**

  
**MARTIN&CO**



## St Leonards Park, East Grinstead, RH19 1EG

Asking Price Of £145,000

- 2nd Floor Studio Apartment
- Shower Room
- Allocated Parking
- Close to Station
- EPC Rating: D

Purpose built studio flat situated in the ever popular St Leonards Park development in East Grinstead, very close to both the train station and town centre and being sold with no onward chain.

With no onward chain this purpose built studio flat is situated in the ever popular St Leonards Park development in East Grinstead set amongst well established grounds and many mature trees.

This second floor property comprises of an entrance hallway, large studio room with built-in wardrobe, kitchen with base and wall units in a contemporary grey gloss finish and a shower room with electric shower in a corner shower cubicle.

Externally the development benefits from beautifully maintained communal grounds giving a verdant outlook



from the flat across the trees, as well as allocated and visitor parking.

Recently redecorated throughout this flat would suit first time buyers as well as investors looking to increase their portfolios.

LEASE DETAILS obtained from the vendor:

Service Charge (per annum) appx. £1,747 (current year)

Reviewed Annually

Ground rent £433 per annum (reviewed every 15 years)

Length of lease: Expires March 2172 - 148 years remaining

Price: £145,000

Tenure: Leasehold

Council Tax Band: Band A £1507pa

Mid Sussex District Council

EPC Rating C

Property Type: Flat - Second Floor (no lift)

Mains Services: Electricity/Water/Drainage

Heating Type: Electric heating

Broadband information: Between 16 Mbps and 910 Mbps

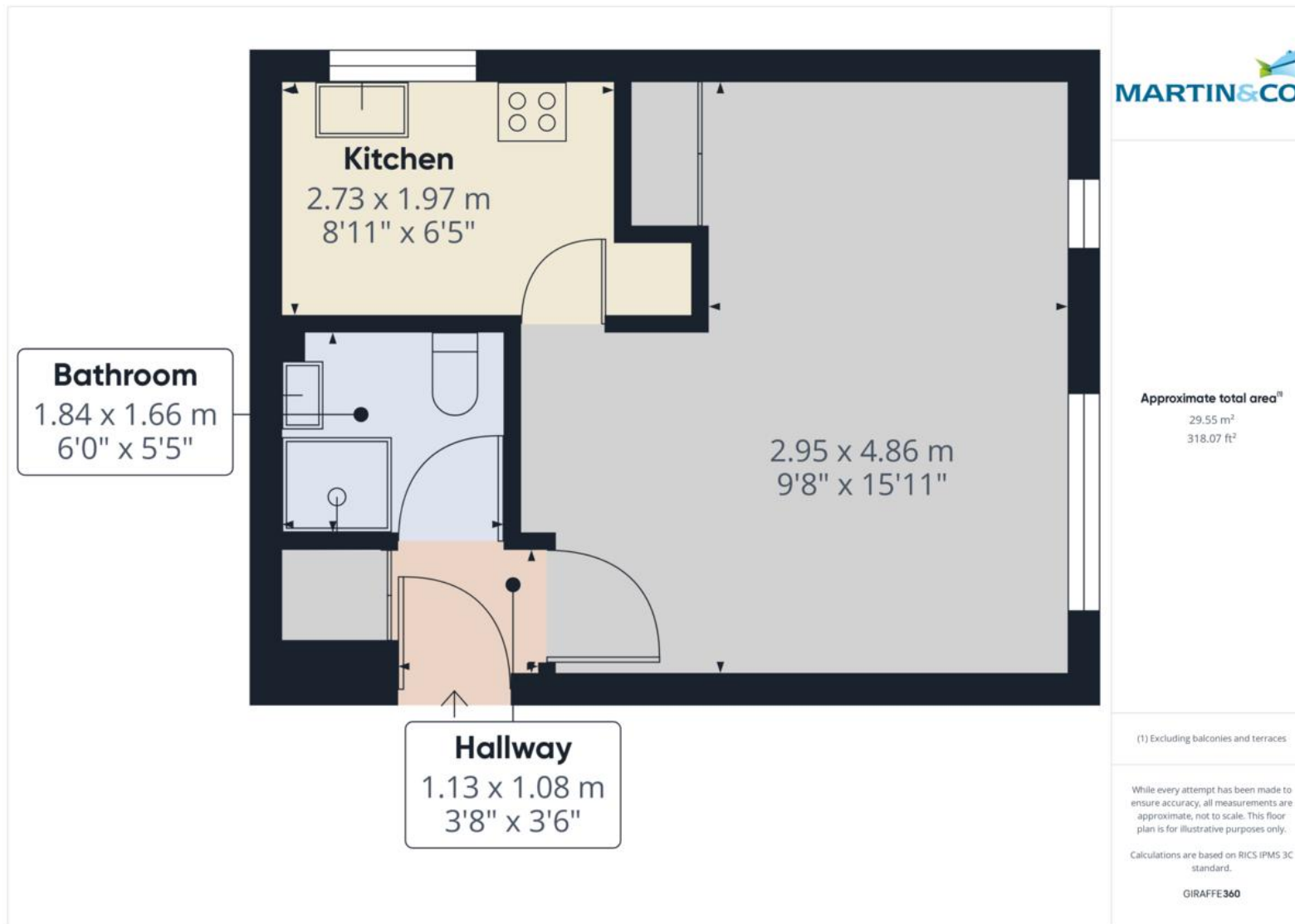
Mobile Coverage: Good with O2 and Three, Check with other providers

Parking Type: Allocated Parking Space

Flood/Erosion Risk: None



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		



## Martin & Co East Grinstead

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.