



GREENAWAY
RESIDENTIAL

NEWACRE HOUSE

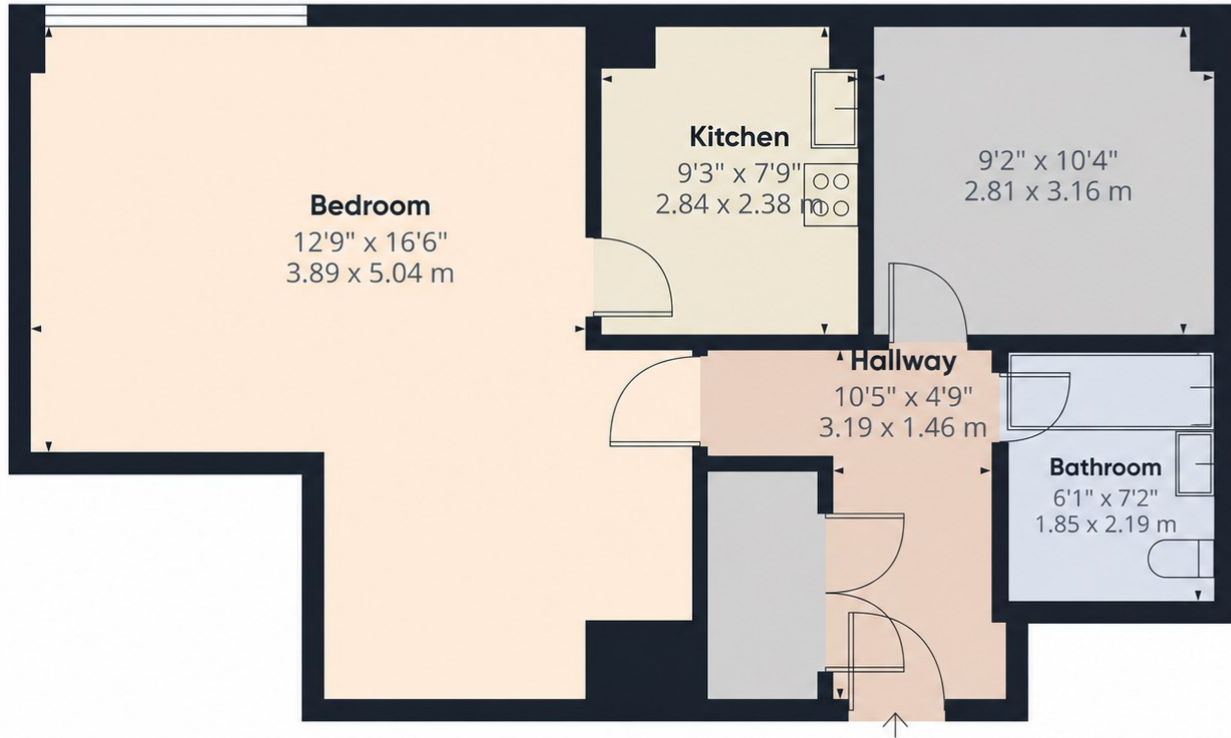


NEWACRE HOUSE WOOD STREET EAST GRINSTEAD

£1,350 Per

Greenaway Residential Letting Agents are delighted to welcome this modern and large studio apartment to the lettings market. This apartment is available Mid of August, part-furnished. It is located in the heart of East Grinstead's town Centre with communal gardens. The property boasts of modern features throughout and has been finished to a high standard. The communal areas reflect the modern standard of the apartment and has photography of East Grinstead littering the halls and several elevators in use to reach the higher floors. The property also comes with allocated parking space with electric fob operated gates. Entering the property into the L-shaped hallway, you will notice the hardwood effect flooring throughout the property with a video entry system. The hallway opens to the lounge/living area, bathroom, utility cupboard and study. The lounge/living area offers abundant space and features a built-in wardrobe with mirrored doors and a built-in drawer unit. The utility cupboard houses the water tank and washer/dryer with space for pantry storage. The study provides a versatile additional room, perfect for use as a home office, hobby space, or quiet retreat. The bathroom is very modern in appearance, comprising of a shower over bathtub, vanity handwash sink with storage below, low level WC, heated towel rail and halogen lit mirror. A viewing of this apartment is highly recommended to appreciate the size, standard, location and specification. Please call one of our knowledgeable lettings team on 01342 777 977 to arrange an appointment.





Approximate total area⁽¹⁾
567 ft²
52.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

East Grinstead
88 London Road
East Grinstead
RH19 1EP

01342 777977
eastgrinstead@greenawayresidential.com



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