

Nicholas
IRWIN

**2 TOWER CLOSE, EAST GRINSTEAD,
WEST SUSSEX, RH19 3RT**



£900 Per calendar month

Trilands, Manor Road, East Grinstead, West Sussex, RH19 1LR

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2 Tower Close, East Grinstead

A smart FIRST floor apartment with electric ENERGY SAVING heating & DESIGNER FITTED KITCHEN with oven hob, extractor fan, fridge freezer and washing machine. In a convenient location on the north side of the town centre within an easy walk of the railway station. Available July 2022 No smokers or pets.

Available to rent on an Assured Shorthold Tenancy for 6 months renewable at the landlords discretion. Subject to receiving suitable references and 5 weeks deposit and one months rent in advance. Available Mid July 2022.

Tower Close is situated in a very convenient location within a few minutes walk from the town centre with its good shopping, sporting and social amenities. The railway station is within a short walk and has fast services to London Bridge and Victoria via East Croydon is ¼ miles. There is good access to M23/25 motorway network as well as to Gatwick airport.

FRONT DOOR

Front door with security entry system to communal entrance hall with stairs the first floor. Personal front door to:-

ENTRANCE HALL

With double storage/coats cupboard, airing cupboard and electric heater.

SITTING/DINING ROOM Approx 17'4" x 9'2" (Approx 5.28m x 2.79m)

With slimline electric heater, double doors to balcony and a door to the kitchen.

KITCHEN Approx 11'8" x 8'8" (Approx 3.56m x 2.64m)

Very well fitted and comprising a stainless steel one and a half bowl sink unit set in work surface with cupboards and drawers under, fitted Whirlpool electric oven, four ring hob unit set in work surfaces with cupboards, drawers and appliance space under, range of eye level cupboards, Whirlpool washing machine, plumbing for dishwasher, electric heater.

BEDROOM 1 Approx 13' x 11'2" (Approx 3.96m x 3.40m)

Narrowing to 10'8" x 9'6" with double wardrobe cupboard, electric heater, door to en-suite shower room.

EN-SUITE SHOWER ROOM

With fully tiled shower cubicle, low level w.c., pedestal wash hand basin and heated towel rail.

BEDROOM 2 Approx 9'6" x 7'8" (Approx 2.90m x 2.34m)

With electric heater.

BATHROOM

White suite of panelled bath with shower, pedestal wash hand basin, low level w.c., heated towel rail and two large fitted mirrors.

OUTSIDE

Allocated parking space and communal garden area.

COUNCIL TAX BAND C

Tax Band C 2022- 2023 £1,825.20

DIRECTIONS

Head south-east on London Rd/A22 towards Moat Rd/A264 Turn left onto Moat Rd/A264 Turn left onto Tower Cl Slight left to stay on Tower Cl Destination will be on the right

