



WOOD & PILCHER



- Second Floor Apartment For The Over 60's
- One Double Bedroom
- 24 Hour Emergency Call System
- Communal Lounge & Guest Suite
- Re-Decorated & Re-Carpeted
- Energy Efficiency Rating: C

Mutton Hall Hill, Heathfield

GUIDE PRICE £160,000 - £170,000

woodandpilcher.co.uk



Flat 25 Ridgeway Court , Mutton Hall Hill, Heathfield, TN21 8NB

A well presented bright and airy apartment specifically for the over 60's built by McCarthy & Stone and conveniently situated just few hundred metres from Heathfield High Street. The apartment enjoys the benefit of its own outside patio area and is offered with NO ONWARD CHAIN and all curtains and blinds included. The development features security entry phone system, lifts, communal lounge, laundry room and guest suite, as well as a 24 hour emergency call system and part time house manager.

ENTRANCE HALL:

Emergency pull cord. Walk in storage cupboard. Security door entry system. Doors leading to:

LIVING ROOM:

Rear aspect double glazed doors leading to private patio area. Under floor heating with individual thermostats. Partially glazed doors leading to:



KITCHEN:

Rear aspect double glazed window. Fully tiled walls. Range of modern low and eye level matching units. Laminate worktop. Stainless steel with mixer tap and drainer. Oven, ceramic hob and filter hood. Integrated fridge freezer.

BEDROOM:

Rear aspect double glazed window and side aspect double glazed window. Fitted wardrobes.

BATHROOM:

Side aspect double glazed frosted window. Fitted with a suite comprising of wash hand basin with storage under and wall mounted mirror. Low level WC. Panel ended bath with shower over, shower screen and hand rail. Emergency pull cord.

DIRECTIONS:

From our office in Heathfield High Street, proceed east for approximately 300 meters and Ridgeway Court can be found on the left hand side.

SITUATION:

The property is conveniently located for access to Heathfield with its wide range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. Train stations at both Buxted and Stonegate are approximately 6 miles distant, both providing a service of trains to London. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively.

TENURE: Leasehold

Lease - 125 years from 1st June 2012.

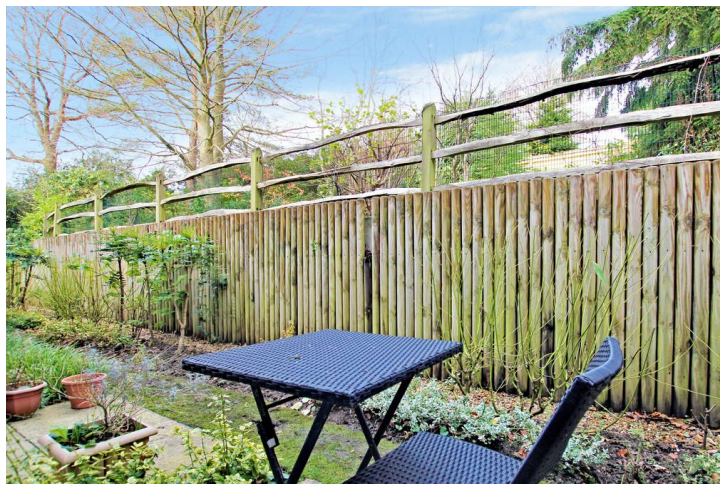
Service Charge - current £2577.52 pa.

Ground Rent - current £425.00 pa.

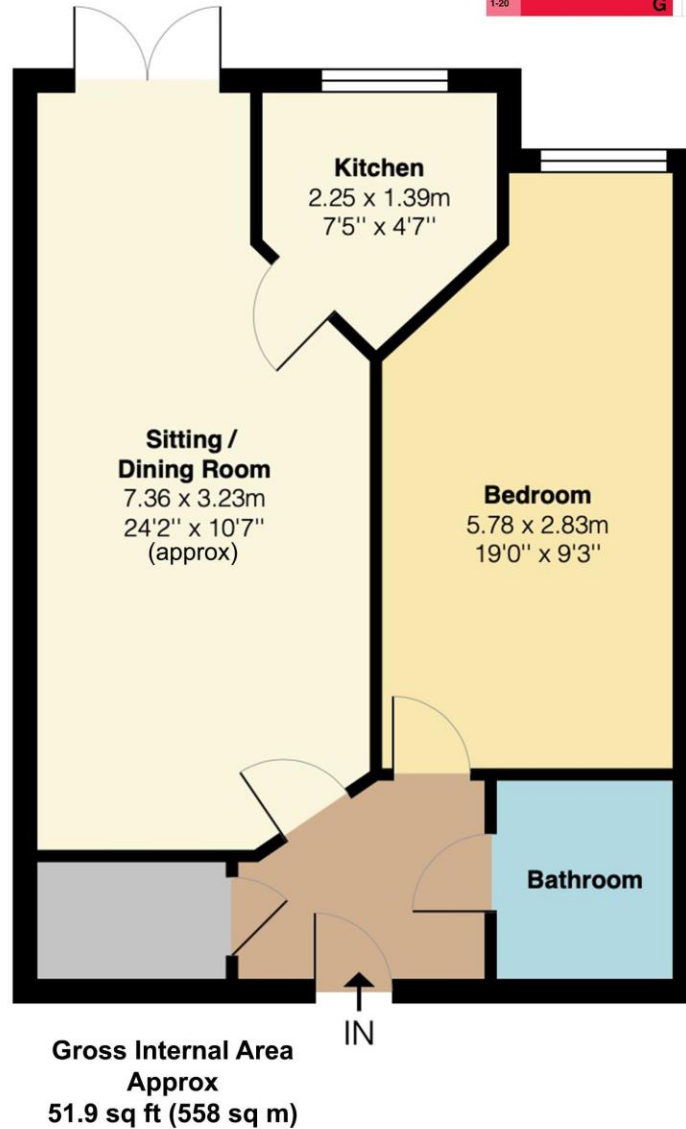
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND: B

VIEWING: By appointment with Wood & Pilcher 01435 862211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.
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 Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

