



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- First Floor Apartment For The Over 55's
- One Double Bedroom
- Remodelled Bathroom
- NO ONWARD CHAIN
- Residents Parking
- Energy Efficiency Rating: C

Mutton Hall Hill, Heathfield

£91,000

woodandpilcher.co.uk



15 Waldron Court, Mutton Hall Hill, Heathfield, TN21 8NZ

A good sized one bedroom first floor apartment situated on a Sussex Housing and Care Development specifically for the over 55's. The property features a sitting room overlooking the communal gardens, kitchen, one double bedroom and a remodelled bathroom. There is a part time scheme manager and communal lounge plus residents/visitors parking. Shops in Heathfield High Street are about a quarter of a mile. NO ONWARD CHAIN.

ENTRANCE HALL:

Coved ceiling. Access to the loft. Built in storage cupboard. Radiator.

SITTING ROOM:

Double glazed windows overlooking the communal gardens. Coved ceiling. Radiator.

KITCHEN:

Double glazed windows overlooking the communal gardens. Range of cream fronted matching wall and base cupboards. Wood block worktops with inset stainless steel sink. Space for cooker, washing machine and upright fridge freezer. Part tiled walls. Wall mounted Ideal Logic Combi Boiler. Radiator.



BEDROOM:

Double glazed windows. Built in wardrobe. Coved ceiling. Radiator.

REMODELLED BATHROOM:

White suite comprising of a panel enclosed bath with chrome mixer taps and handheld shower attachment. Electric Mira shower over. WC. Wash basin with cupboard under. Part tiled walls. Wood effect flooring. Chrome heated towel rail. Inset spotlights. Extractor fan.

OUTSIDE:

There are communal gardens. Residents parking area and site managers office.

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 - A new 99 year lease will be issued to the new owner.

Maintenance/Service Charge - currently £144.00 per month.

We are advised that there is no Ground Rent payable.

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

AGENTS NOTE 1:

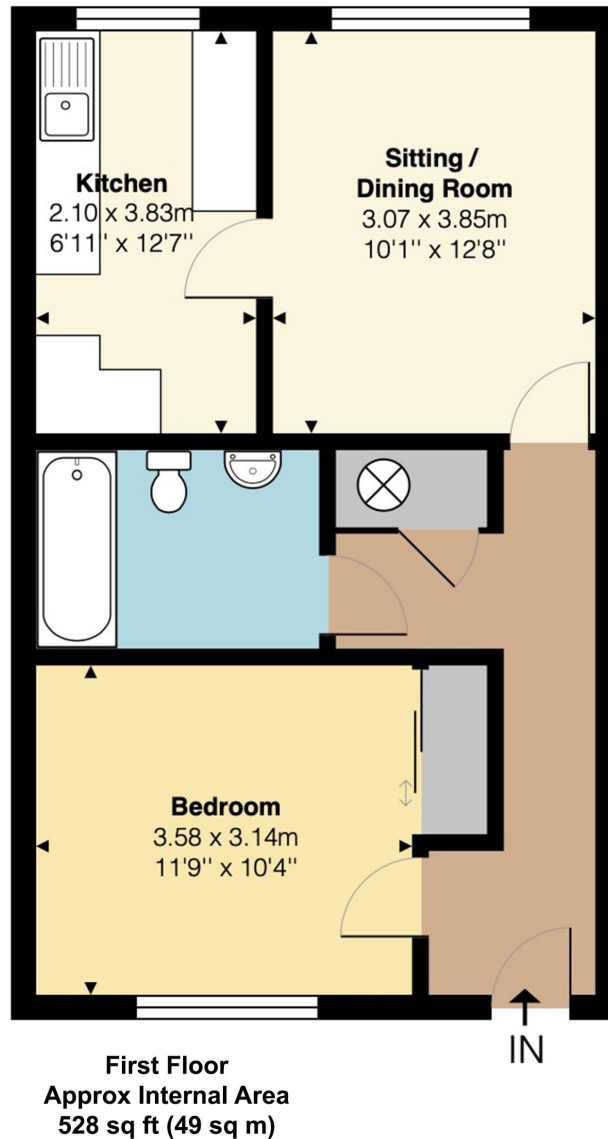
The properties in Waldron Court cannot be sold at more than 70% of the current market value, however the purchaser owns 100% of the property. The marketing price reflects the 70% of market value.

AGENTS NOTE 2:

A purchaser will need to pay Sussex Housing and Care solicitors costs of £650 + VAT in addition to their own additional costs. Once a sale price has been agreed the scheme manager is required to carry out a needs assessment to ensure the scheme and property is suitable for the incoming resident.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



15 Waldron Court, Mutton Hall Hill, Heathfield, TN21 8NZ

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.
©Listed Building Surveys Ltd

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Tonbridge 01732 351135
Heathfield 01435 862211
Crowborough 01892 665666
Southborough 01892 511311
Tunbridge Wells 01892 511211
Letting & Management 01892 528888
Associate London Office 02070 791568

