



WOOD & PILCHER



- 2 Bedrooms
- Ground Floor Apartment
- For The Over 55's
- Lounge/Diner
- Residents Parking
- Energy Efficiency Rating: D
- Communal Gardens

Alexandra Road, Heathfield

GUIDE PRICE £160,000

woodandpilcher.co.uk



12 Parkside, Alexandra Road, Heathfield, TN21 8EB

A ground floor 2 bedroom apartment situated in a purpose built modern cul-de-sac of properties for the over 55's, just half a mile from Heathfield town centre. The property features, entrance hall, sitting room, kitchen, shower room, 2 bedrooms and a conservatory. There are communal gardens, residents parking and communal laundry room. NO ONWARD CHAIN.

STORM PORCH:

Front door leading to:

ENTRANCE HALL:

Cloak cupboard and cupboard housing the hot water tank. Leading to:

SITTING ROOM:

Double glazed uPVC window to front. Electric fireplace. Electric wall mounted heater. Door leading to:

KITCHEN:

Double glazed uPVC window to front. Space for fridge freezer and washing machine. Laminate worktop with inset stainless steel sink. Fitted double oven. Electric hob with extractor hood above. Range of fitted matching wall and base units.



BEDROOM ONE:

Double glazed uPVC window to rear overlooking the communal garden. Fitted wardrobes. Electric wall mounted heater.

SHOWER ROOM:

Obscure double glazed uPVC window. Pedestal wash basin. WC. Fitted cupboard. Enclosed shower. Electric towel rail.

BEDROOM TWO:

Fitted cupboard. Electric wall mounted heater. Double glazed double French doors leading to:

CONSERVATORY:

Double glazed windows. Double glazed double French doors leading to communal garden.

OUTSIDE:

There are communal gardens and residents parking.

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 - 159 years from 25/03/1987

Service Charge - currently £763.29 per quarter

Ground Rent - currently £37.63 per quarter

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:

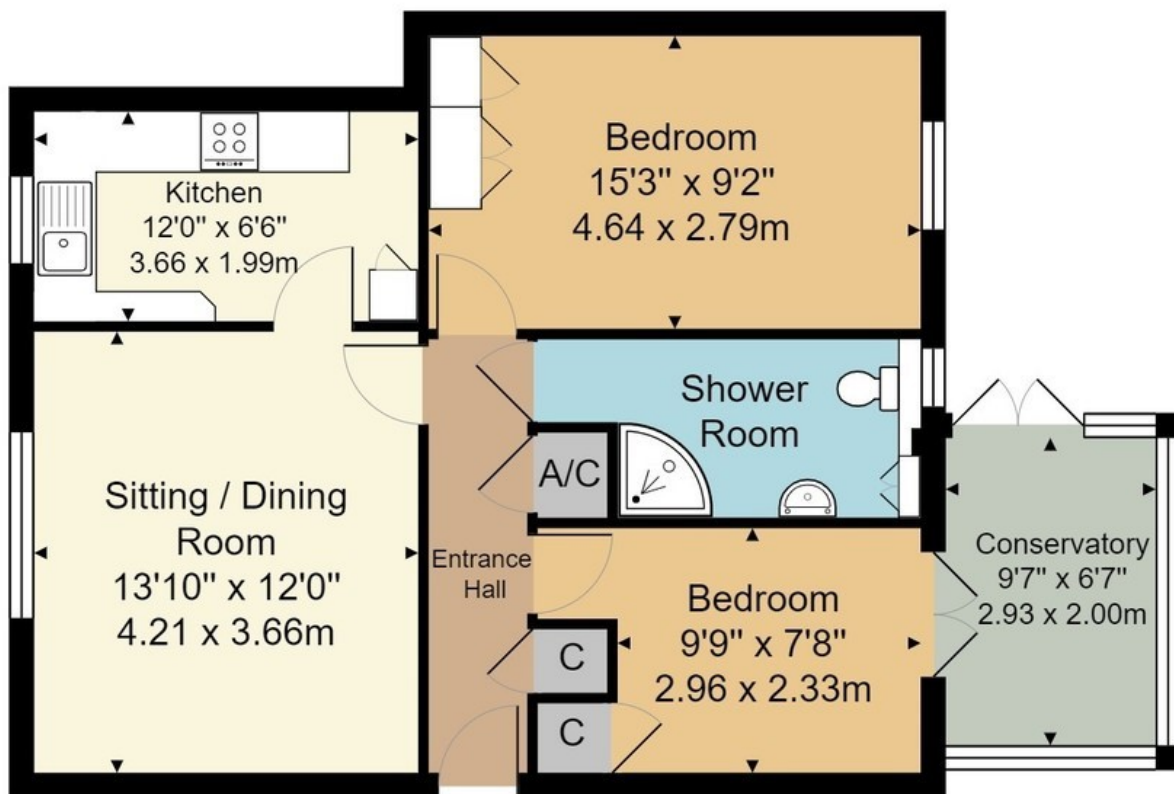
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VIEWING:

By appointment with Wood & Pilcher 01435 862211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 681 ft² ... 63.2 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
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