



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Double Bedrooms
- Own Secluded Garden
- Re-Modelled Bathroom
- Lounge/Diner
- Residents Car Park
- Energy Efficiency Rating: F

Five Ashes, Mayfield

OFFERS IN EXCESS OF £165,000

woodandpilcher.co.uk



48 Queensmount, Five Ashes, Mayfield, TN20 6LH

A well proportioned 2 double bedroom first floor purpose built apartment situated in a cul-de-sac location in the small village of Five Ashes. The apartment features its own secluded garden, a re-modelled bathroom, lounge/diner, kitchen and has recently been redecorated. A residents car park provides off street parking.

ENTRANCE HALL:

Wood effect flooring. Large built-in storage cupboard housing the electric consumer unit. Electric wall mounted storage heater.

LOUNGE/DINER:

Large double glazed picture window. Dimplex wall mounted electric storage heater.

BEDROOM ONE:

Double glazed windows with far reaching views between the rooftops. Built-in cupboard housing the water tank with shelving under. Inset spotlights. Dimplex wall mounted electric storage heater.

BEDROOM TWO:

Double glazed windows overlooking the gardens the rear.



BATHROOM:

Double glazed window. White suite comprising of panel enclosed bath with electric Mira shower over. Vanity unit with wash basin and cupboard under. WC. Wood effect flooring. Part tiled walls.

KITCHEN:

Dual aspect with double glazed windows. Range of wood effect fronted matching wall and base cupboards. Laminate worktop. Space for upright fridge freezer, washing machine and cooker. Part tiled walls. Electric wall mounted heater.

OUTSIDE:

The property benefits from its own rear garden mainly laid to lawn with mature shrubs and trees, a large wooden storage shed and brick built lockable store.

SITUATION:

A favoured and established village being close to the market town of Heathfield, historic village of Mayfield and also giving good communications for the spa town of Royal Tunbridge Wells. The village of Five Ashes boasts its own traditional inn, primary school and village hall. Indeed the spa town of Royal Tunbridge Wells can be reached within approximately 20 minutes drive providing excellent shopping and leisure facilities to include the famous 'Pantiles' area together with the Royal Victoria Shopping Mall. Tunbridge Wells provides a wide range of schooling including grammar schools. London can be reached by train in just under the hour from Tunbridge Wells with Buxted train station only 5 miles away from the village itself. The town of Heathfield in general provides a range of shopping facilities some of an interesting independent nature with a backing of supermarkets of a national network. (The larger coastal resorts of both Brighton and Eastbourne can be reached in approximately 45 and 35 minutes drive respectively.)

TENURE:

Leasehold

Lease - 125 years from 29/04/2002

Service Charge & Ground Rent - Currently Approximately £372.00 p.a.

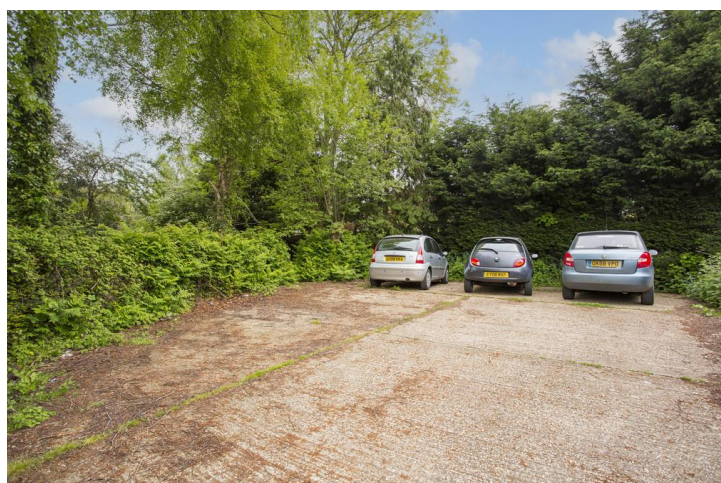
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

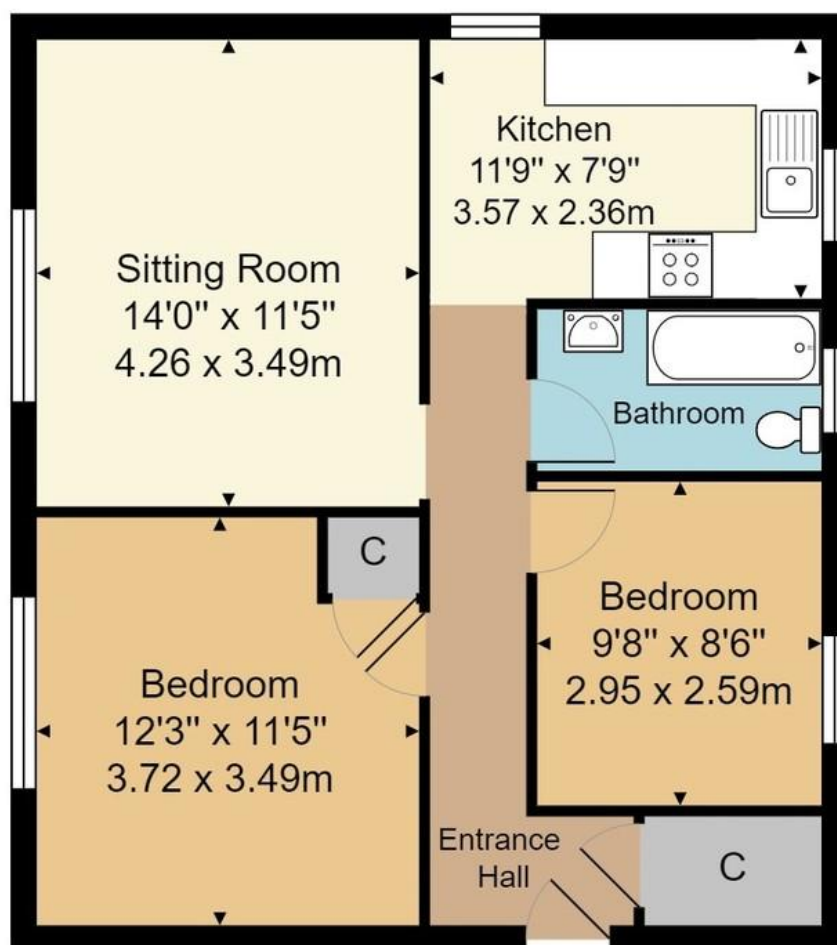
COUNCIL TAX BAND:

B

VIEWING:

By appointment with Wood & Pilcher 01435 862211





Approx. Gross Internal Area 623 ft² ... 57.9 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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