



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Ground Floor Apartment
- For The Over 55's
- One Double Bedroom
- NO ONWARD CHAIN
- Residents Parking
- Energy Efficiency Rating: C
- Direct Access To Gardens

**Mutton Hall Hill, Heathfield**

**£94,500**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



## 20 Waldron Court, Mutton Hall Hill, Heathfield, TN21 8NZ

A one double bedroom ground floor apartment situated on this Sussex Housing & Care Development specifically for the over 55's. The property features a sitting room with direct access to the communal gardens, fitted kitchen, shower room and a double bedroom. There is a part time scheme manager and communal lounge plus residents/visitors parking. Conveniently situated about a quarter of a mile from Heathfield High Street. NO ONWARD CHAIN.

### ENTRANCE HALL:

Part double glazed front door. Coved ceiling. Built-in airing cupboard housing the hot water cylinder with slatted shelves above.

### SITTING ROOM:

Double glazed French doors opening onto a timber decked area and communal gardens. Coved ceiling. Radiator.

### KITCHEN:

Double glazed window overlooking the communal gardens. Range of cream fronted matching wall and base cupboards. Wood effect worktops with inset one and a half bowl stainless steel sink. Inset electric induction hob with filter hood above. Built-in double oven. Space for washing machine and upright fridge/freezer. Part tiled walls.



**BEDROOM:**

A well proportioned double bedroom with double glazed windows overlooking the front communal gardens. Range of full length wardrobes with sliding doors and further built-in double wardrobe/cupboard. Coved ceiling. Radiator.

**SHOWER ROOM:**

Large shower cubicle with electric 'Mira' shower. Wash basin with cupboards under. WC with concealed cistern. Tiled floor. Part tiled walls. Chrome heated towel rail. Extractor fan.

**OUTSIDE:**

There are communal gardens to the front and rear and wooden storage shed plus residents parking area (first come first serve).

**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  
Service Charge - currently £150 per month for the year 1st April 2023 - 31st March 2024

(No Ground Rent is applicable)

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

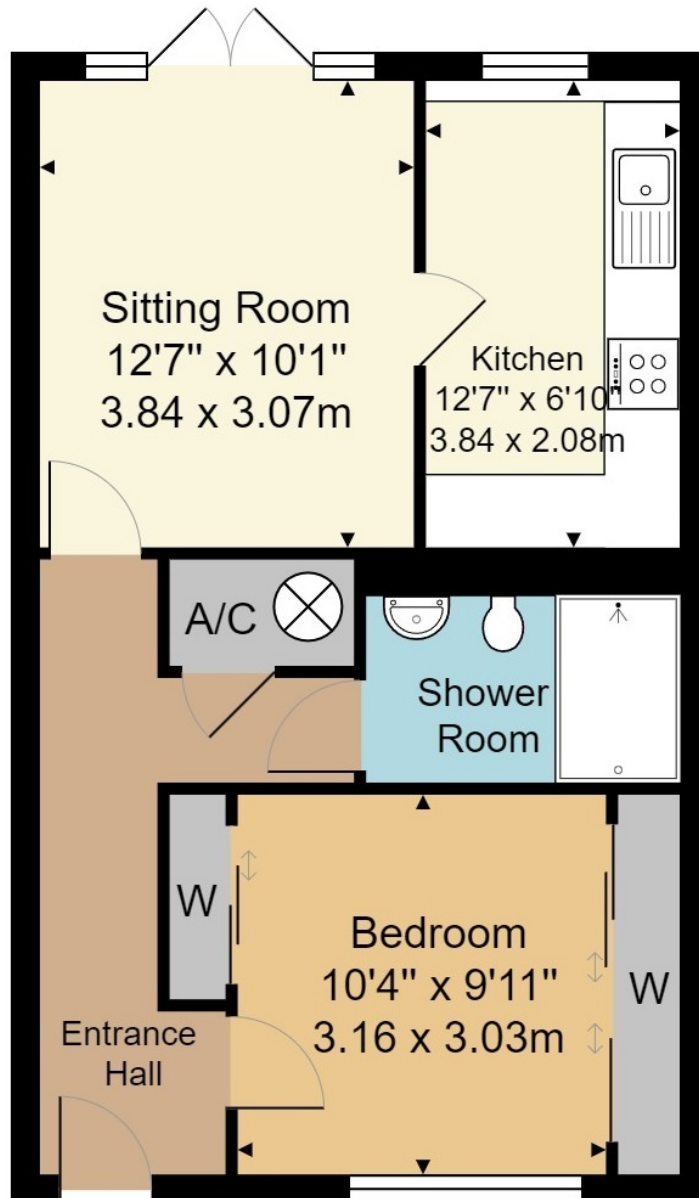
**AGENTS NOTE 1:**

The properties in Waldron Court cannot be sold for 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 & Care solicitor's costs of £850.00 plus VAT plus any other costs for the surrender of their lease in addition to their own solicitors' 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.





## Approx. Gross Internal Area 509 ft<sup>2</sup> ... 47.3 m<sup>2</sup>

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.

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.

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 Crowborough 01892 665666  
 Southborough 01892 511311  
 Tunbridge Wells 01892 511211  
 Letting & Management 01892 528888  
 Associate London Office 02070 791568

