



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Retirement Apartment for Over 60's
- Dual Aspect Sitting Room
- Security Entry Phone System
- Communal Gardens
- Residents Parking Area
- NO ONWARD CHAIN

Station Road, Heathfield

£60,000

woodandpilcher.co.uk



13 Davenport Park, Station Road, Heathfield, East Sussex, TN21 8LE

A top (2nd) floor retirement apartment for the over 60's conveniently situated just a few hundred metres from Heathfield High Street and with the local Waitrose even closer. The apartment block is serviced with lifts and features a communal lounge and laundry room, attractive communal gardens, and residents parking. The apartment is situated in a corner position with a bright dual aspect sitting room, spacious bedroom with fitted wardrobes, shower room and kitchen. **NO ONWARD CHAIN.**

ENTRANCE HALL:

Wall mounted electric storage heater. Built in airing cupboard housing the hot water cylinder. Security entry phone and emergency pull cord.

SITTING ROOM:

Dual aspect with double glazed windows to the side and rear overlooking the mature gardens. Wall mounted electric storage heater. Emergency pull cord.



KITCHEN:

Double glazed window. Range of matching wall and base cupboards. Marble effect worktop with inset stainless-steel sink. Space for cooker, washing machine and fridge freezer. Part tiled walls.

SHOWER ROOM:

Large shower cubicle with electric Triton shower. WC (not currently working). Vanity unit with wash hand basin and cupboards under. Electric chrome heated towel rail. Tiled walls. Wall mounted Dimplex electric heater. Emergency pull cord.

BEDROOM:

Double glazed windows enjoying far reaching views towards the South Downs. Range of fitted wardrobes with bed recess and cupboards over. Dressing table with drawers and further built-in wardrobe.

EXTERNALLY:

The property benefits from COMMUNAL areas of garden, lounge and PARKING to the rear for residents & visitors. There is also a gate giving access to the rear into the free car park that adjoins Sainsbury's supermarket.

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 approximately 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes' drive respectively.

COUNCIL TAX BAND: B**TENURE:**

LEASEHOLD. Lease: 99 years from 1986.

Service charge currently £3,345.42 paid half yearly instalments (£1672.71).

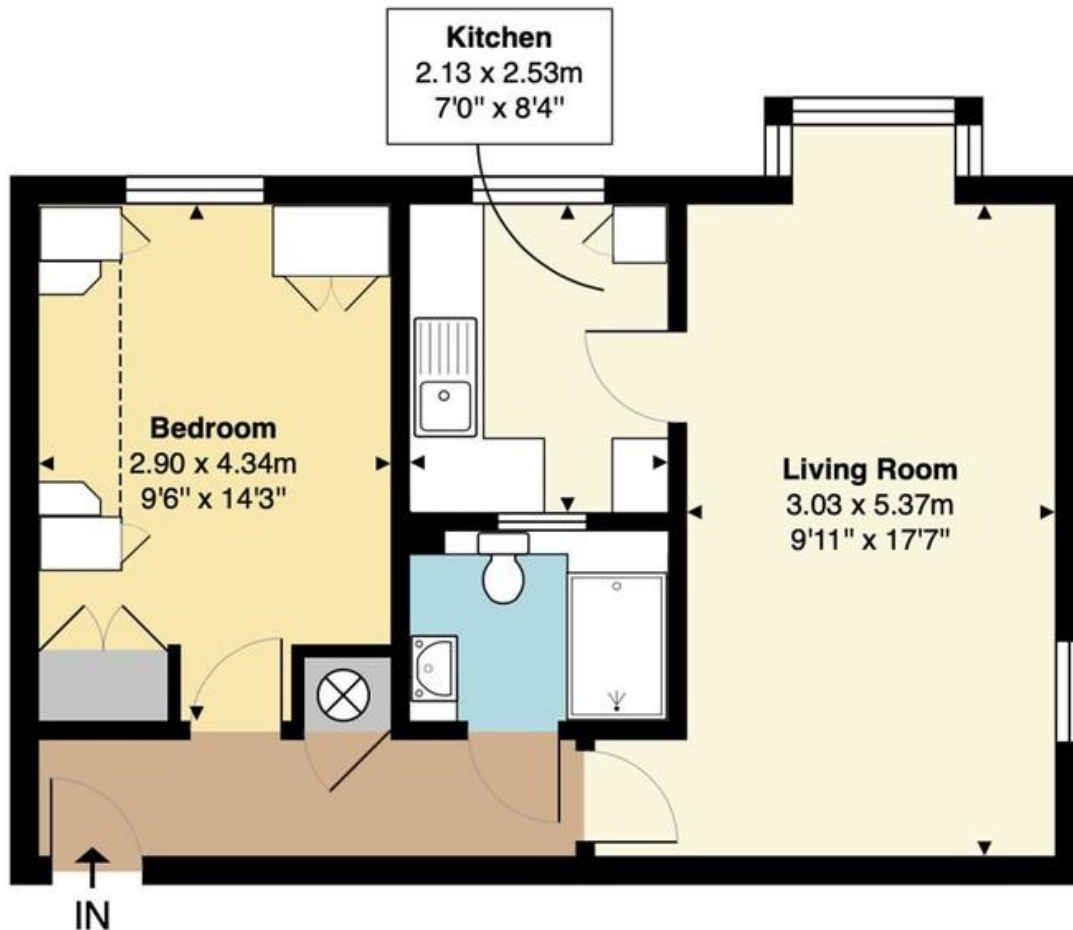
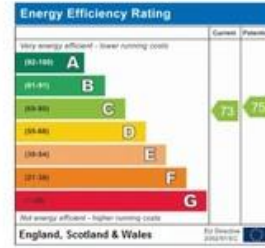
Ground rent currently £326 pa.

We recommend that you speak to your legal adviser to confirm the above.

VIEWING:

By appointment with Wood & Pilcher 01435 862211





**Gross Internal Floor
Area Approx
494 sq ft (45.8 sq m)**

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