



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 1 Bed Apartment
- Popular Development
- Age Restriction of 60 Years
- Living/Dining Room
- Residents Parking
- Energy Efficiency Rating: D

Montargis Way, Crowborough

£125,000

woodandpilcher.co.uk



Flat 33 Martlets Court, Montargis Way, Crowborough, TN6 1JF

A rare opportunity to acquire a ground floor retirement apartment in this sought after complex specifically designed for the over 60s. The accommodation comprises a communal entrance hall, private entrance hall, living/dining room with direct access to a patio, kitchen, a double bedroom and shower room. There is ample residents and visitors parking positioned around the development. In addition, the development offers an onsite warden, a large residents lounge and a communal laundry room.

ENTRANCE HALL:

Newly laid carpet and deep built-in linen cupboard with hot water cylinder, shelving and light.

SITTING/DINING ROOM:

Newly painted, newly laid carpet, electric night storage heaters and sliding doors to private patio area.

KITCHEN:

Fitted with a range of wall and base units with worktops over incorporating an inset stainless steel sink with mixer tap and drainer. Inset electric hob with stainless steel splashback, separate eye level oven with microwave oven, fitted fridge/freezer and window to hallway.



BEDROOM:

Fitted wardrobe cupboards and drawer units, newly laid carpet, electric heater and window overlooking the communal gardens.

SHOWER ROOM:

Fitted with a large fully tiled walk-in shower with glass screen and hand rail, low level wc, wash hand basin set into vanity unit with cupboards under, chrome heated towel rail and extractor fan.

OUTSIDE:

There are attractive communal gardens surrounding the property with mature shrubs and trees and communal first come first serve parking.

SITUATION:

Crowborough is the largest inland town in East Sussex set within the High Weald Area of Outstanding Natural Beauty, it borders Ashdown Forest and is a walkers paradise. Nearby there are horse riding and cycling facilities. There are Golf courses at Crowborough Beacon and Boars Head and at The Leisure Centre indoor swimming and a children's playground. Additionally there is Crowborough Tennis and Squash Club. Mainline trains from Crowborough's Jarvis Brook station to London Bridge take approximately one hour and there is a good selection of bus routes. Situated on the A26 it is just eight miles south of the Spa town of Royal Tunbridge Wells with its historic Pantiles and the Old High Street and main line station to London. Coastal towns of Brighton and Eastbourne are one hours drive, Gatwick Airport about 45 minutes. The busy town centre with its village atmosphere has excellent independent retailers, restaurants and cafes, a post office, banks, doctors, dentists, and a choice of main supermarkets. There is a monthly farmers market and a thriving arts culture.

TENURE:

Leasehold

Lease – 99 years from 29 September 1985

Service Charge - currently £2640.00 per year

Ground Rent - currently £350.04 per year

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:

A

VIEWING:

By appointment with Wood & Pilcher 01892 665666





Approx. Gross Internal Area 463 sq. ft / 43 sq. m

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.

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

