



MANSELL

Millfield Court, The Mardens, Ifield

Guide Price £90,000 - £110,000

**MANSELL
McTAGGART**
Trusted since 1947





Millfield Court, The Mardens, Ifield

- Communal entrance with telephone entry system
- 24-hour careline and house manager
- Double bedroom and shower room
- Pleasant communal grounds and private parking
- Living room
- Fitted kitchen
- A well presented and repainted top floor one double bedroom retirement apartment
- Residents' lounge, guest suite, reception areas, sitting areas and laundry room
- Council Tax Band 'B' and EPC 'B'

A well-presented purpose-built top floor one bedroom retirement apartment built by McCarthy & Stone in 2007 in a quiet location within one mile of Crawley town centre and offering pleasant views across adjacent playing fields.

The apartment is of a good size, light and airy. It is on the top floor of the building, near the lift. It has a private entrance hall with large storage cupboard.

The living room is spacious, with room for dining table, chairs and a sofa. It currently has a bookcase and desk installed, and there is another storage cupboard built in.

The fitted kitchen has a range of cupboards and base units, AEG electric oven, electric hob, fridge and freezer.

There is a large bedroom with built-in mirrored wardrobes and a large shower room benefitting from double shower cubicle, low level WC, wash hand basin and vanity unit.





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The property benefits from uPVC framed double glazing, Dimplex storage heaters, intruder/smoke alarm and illuminated light switches to all rooms with emergency pull cord in the hall and shower room.

The development itself benefits from 24-hour careline system with a link in the hall, a house manager, residents' lounge, guest suite, laundry room, reception areas, sitting areas, buggy and cycle storage area and a lift to all floors.

Outside there is a courtyard garden, private parking and pleasant communal grounds.

The property is offered to the market with no onward chain.

Lease Details

Length of Lease - 125 years from 1st September 2007

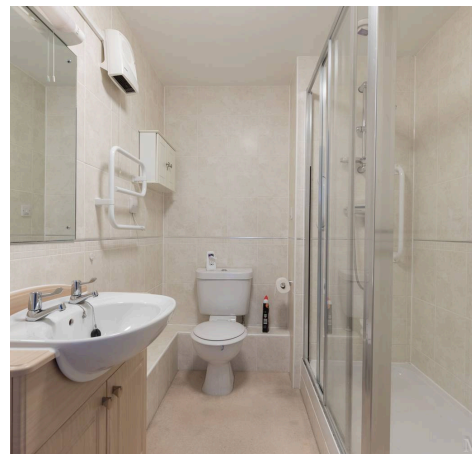
Annual Ground Rent Amount - £425

Ground Rent Review Period - March to August and then August to February

Annual Service Charge Amount - £3,231.58

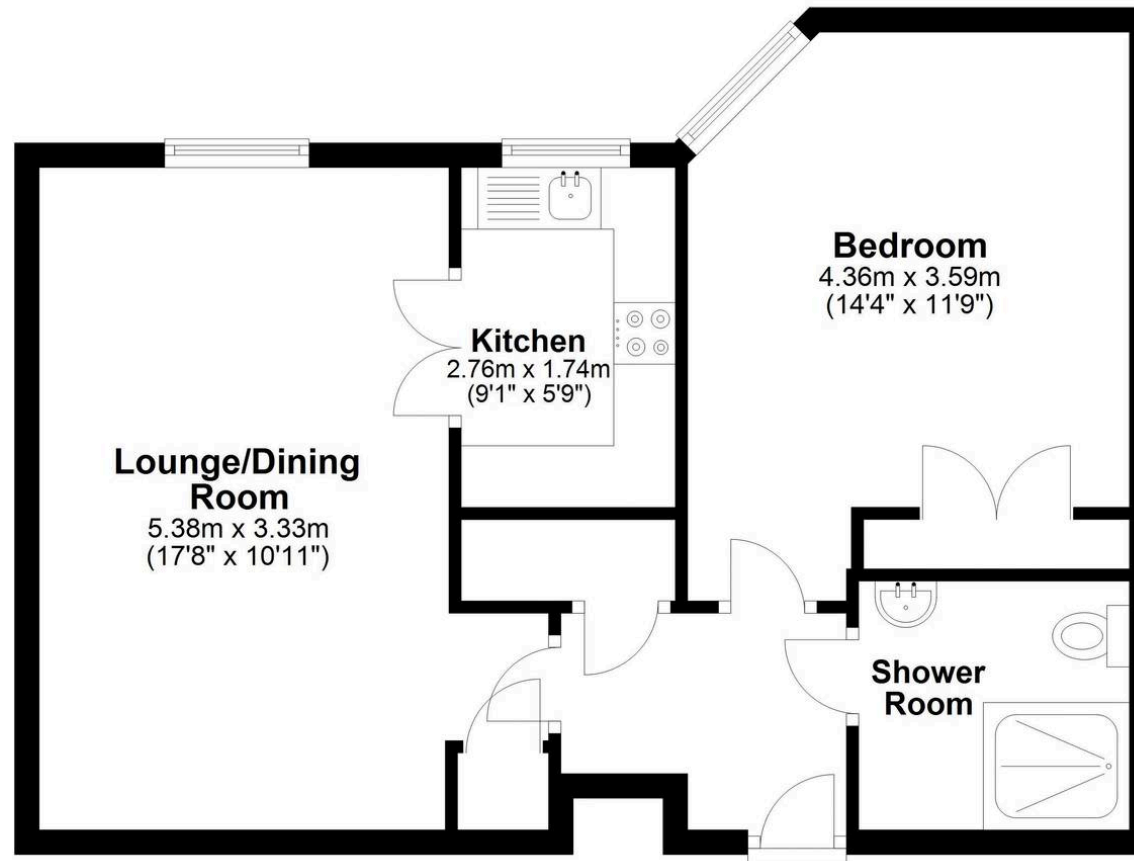
Service Charge Review Period - March to August and then August to February

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.



Top Floor

Approx. 50.1 sq. metres (539.6 sq. feet)



Total area: approx. 50.1 sq. metres (539.6 sq. feet)

Mansell McTaggart Crawley

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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.