



DAVENPORT PARK, STATION ROAD
HEATHFIELD - OFFERS IN REGION OF £60,000



Flat 18 Davenport Park

Station Road,
Heathfield, TN21 8LE

**Entrance Hall - Sitting Room - Kitchen - Bedroom - Shower
Room - Communal Sitting Room. Laundry and Gardens -
Residents Parking**

A top (2nd) floor one bedroom 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 enjoys a bright dual aspect sitting room, spacious bedroom, contemporary shower room, and kitchen. Residents only pedestrian access from Davenport Park into Sainsbury's car park via a locked gate. NO ONWARD CHAIN.

Private front door into:

ENTRANCE HALL:

Telephone intercom system. Fitted airing cupboard with hot water cylinder and slatted shelving over. Electric storage heater.

Range of doors to:

SITTING ROOM:

A double aspect room with double glazed window to side and double glazed bay window to front with views across rooftops. Electric storage heater. Door to:

KITCHEN:

Double glazed window to front. Fitted with a range of worktops incorporating inset sink and drainer with cupboards below and space and fittings for fridge/freezer and oven. Wall mounted cupboards.



Localised tiling.

BEDROOM:

Double glazed window to front. Wall mounted storage heater. Fitted double wardrobe cupboard with linen storage over.

SHOWER ROOM:

A modern shower room with a window providing borrowed light from the kitchen. Comprising low level WC with concealed cistern inset into a range of useful cupboards with marble effect worktop over and circular wash basin with mixer tap. Large walk-in shower cubicle with Triton unit and being fully tiled around.

OUTSIDE:

The property benefits from COMMUNAL areas of garden. There is also a gate giving access to the rear into the free car park that adjoins Sainsbury's supermarket. The property benefits from PARKING to the rear, which is on a first-come-first-served basis and we are advised that it is preferred that there is one vehicle only per apartment.

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.



Communal Lounge

VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

LEASEHOLD

Lease: 139-year lease from 1986

Service charge: £3295.65 per annum

Ground rent currently: £326 per annum (payable in two instalments of £163)

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

COUNCIL TAX BAND:

B

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Electricity & Drainage

Heating - Electric Storage Heaters

Accessibility - Lift & Stairs

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



27 High Street, Heathfield,
East Sussex, TN21 8JR
Tel: 01435 862211

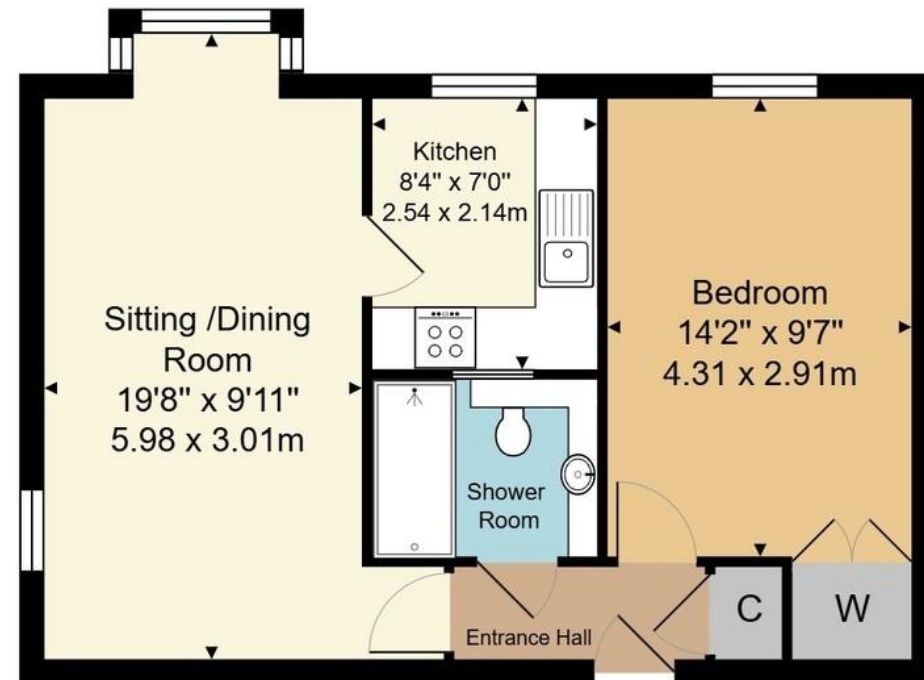
Email: heathfield@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Area: 482 ft² ... 44.8 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.