



WOOD & PILCHER



- Retirement Apartment
- Double Bedroom
- Living/Dining Room
- Updated Shower Room
- Residents Shared Parking
- Energy Efficiency Rating: C

Montargis Way, Crowborough

£115,000

woodandpilcher.co.uk



57 Martlets Court, Montargis Way, Crowborough, TN6 1JF

A significantly updated first floor retirement apartment designed for the over 60s with benefits including an extended lease, a light and airy living/dining room, a modern kitchen, one double bedroom with built in wardrobes along with a modern and updated shower room. External advantages include use of communal gardens and two areas for residents' parking. A real plus point of this development is the location, giving excellent access to an array of amenities and the town centre.

ENTRANCE HALL:

Fitted carpet, smoke alarm and sprinkler system, loft hatch, Tunstall emergency pull cord, large airing cupboard housing the water tank, new electric consumer unit and ample shelving.

LIVING/DINING ROOM:

A lovely light room enjoying a dual aspect with two side windows and a large bay window, all double glazed and fitted with roller blinds and having a pleasant outlook over the communal gardens. With fitted carpet and two Dimplex wall mounted storage heaters, it is a spacious room opening into:

KITCHEN:

Fitted with a contemporary style selection of high and low level units with granite effect roll top work surfaces, one and half bowl stainless steel sink with swan mixer taps, Envoy fan assisted oven



with 4-ring electric hob, space for a fridge and small freezer above, part tiled walling, tiled flooring and electric strip lighting.

DOUBLE BEDROOM:

Extensive range of built in wardrobes with hanging space and shelving, built in bedside tables and drawer space with bed head storage cupboards, Dimplex storage heater, double glazed window to side overlooking the communal gardens.

MODERN SHOWER ROOM:

Recently updated and comprising of: A fully tiled shower cubicle with Mira Sport electric shower with additional handheld shower attachment, fitted seat and grab rail, low level wc with raised seat, pedestal hand basin with cabinet and glass mirror above, two additional grab rails, wall mounted heated towel rail, Dimplex wall mounted electric fan heater, emergency pull cord, extractor fan, recessed LED spot lighting, ceramic tiled flooring with fully tiled walling.

OUTSIDE:

Use of well kept communal gardens and two parking areas for residents.

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

COUNCIL TAX BAND:

A

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.

AGENTS NOTE:

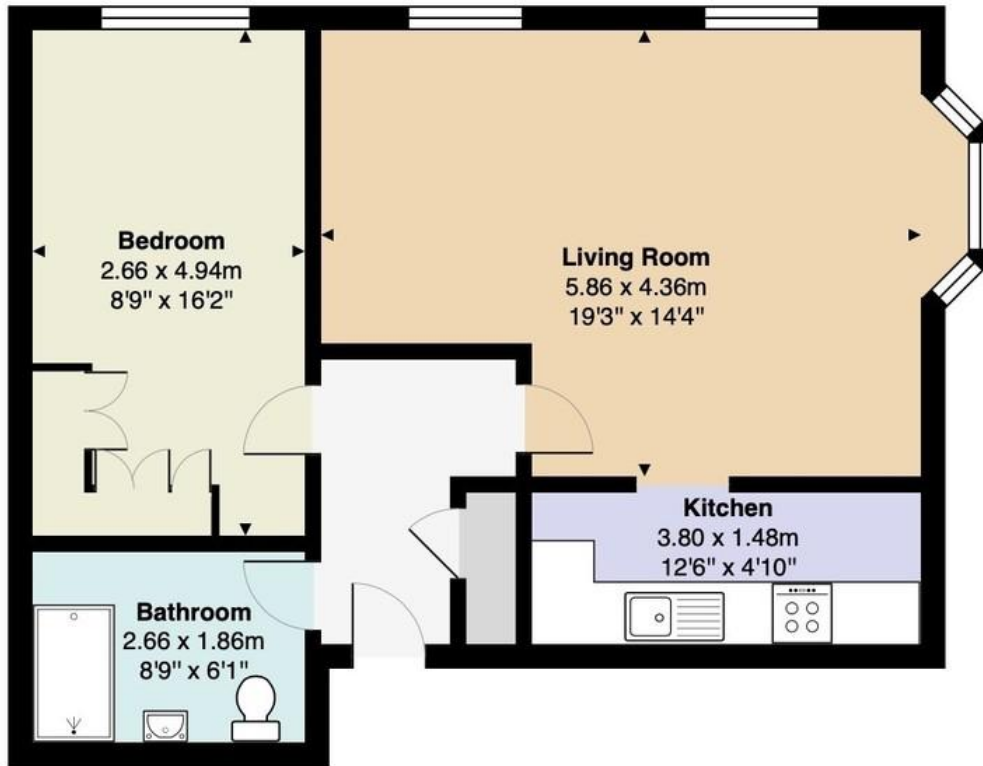
Lease - 125 years from 12th December 2018

Annual Service Charge - current £2,400.00

Annual Ground Rent - current - £350.04

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.





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Total Area: 54.6 m² ... 588 ft²

Whilst every attempt has been made to measure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, 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. Any services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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