



# WOOD & PILCHER



- 1 Bedroom Apartment with Roof Terrace
- 3rd Floor with Lift
- Assisted Living Development
- Specifically Designed for the over 60's
- Communal Parking
- Energy Efficiency Rating: C

**High Street, Heathfield**

**£49,500**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)





### 31 Risingholme Court, High Street, Heathfield, TN21 8GB

31 Risingholme Court is a 3rd floor apartment in this recent Assisted Living Development by McCarthy & Stone and it is situated at the front of the complex and has a roof terrace with southerly views. Amongst many other benefits there is a 24 hour estate manager, a residents lounge and function room, lift, car parking for residents and their visitors, landscaped grounds, intruder and smoke alarms, a security entry phone system, functioning restaurant with waitress service, wheelchair accessible battery care store, a guest suite and an hours home help a week. There is also uPVC double glazing, remote control electric velux windows and electric heating.

#### COMMUNAL HALL:

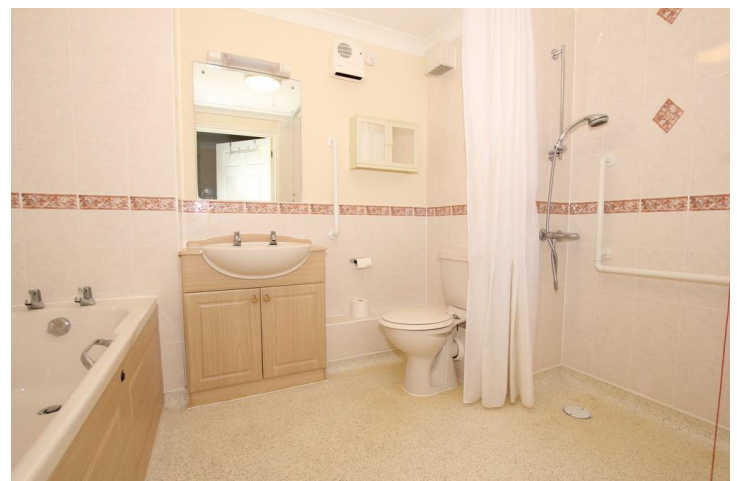
With lift and security entry phone system. Front door with spyhole to:-

#### ENTRANCE HALL:

Coved ceiling. Fitted carpet. Loft access. Doors to living room, bedroom, bathroom and:-

#### WALK-IN CUPBOARD:

With light. Coved ceiling. Fitted carpet. Slatted shelving. Electric meter and fuse box and insulated hot water storage tank.



**LIVING ROOM:**

Electric remote controlled velux double glazed window to side, uPVC double glazed external door with matching side window to the front giving access to the south facing ROOF TERRACE with views beyond. Fitted carpet. Coved ceiling. Fireplace surround with fitted living flame electric fire. Electric heater. Glazed double doors to:-

**KITCHEN:**

Electric remote controlled velux double glazed window to side and fitted with a range of wall and base units comprising cupboards, drawers, display shelves, working surfaces with tiled splashbacks and an inset single drainer stainless steel sink with mono-block mixer tap and integrated electric appliances comprising a fridge, freezer and an electric cooker with halogen hob and extractor fan with lighting above. Vinolay floor covering. Coved ceiling. Electric wall fan heater.

**BEDROOM:**

uPVC double glazed window to the front over the roof terrace. Coved ceiling. Fitted carpet. Electric heater. Built-in double wardrobe

**BATHROOM/WET ROOM:**

Panelled bath, vanity wash hand basin with cupboard below, low flush close coupled WC and a fully tiled wet room shower area. The walls are tiled in the suite areas. Extractor fan. Electric wall fan heater. Coved ceiling. Electric heated towel rail. Vinolay floor covering. Light over wash hand basin with shaver point.

**OUTSIDE:**

The apartment has its own adjoining roof terrace which is enclosed with wrought iron railings and has southerly views. There are also attractive COMMUNAL grounds. PARKING: There are two car parks for the use of the residents and visitors.

**SITUATION:**

The property is extremely conveniently located within literally a minutes walk of Heathfield High Street on a bus route and with local shops, services and amenities. Heathfield also has restaurants and supermarkets. There are stations at Buxted and Stonegate both of which are approximately 6 miles distant with services to London and the spa town of Royal Tunbridge Wells is 16 miles. The coastal towns of Brighton and Eastbourne are also within easy driving distance.

**DIRECTIONS:**

From our office in the High Street proceed in an easterly direction towards Broad Oak and Risingholme Court is immediately on the left.

**TENURE:**

Leasehold. We are advised by the vendor that that Service Charge is currently £9420.25 per annum and Ground Rent £435 P.A. (This should be checked by your legal representative)

**VIEWING:**

By appointment with Wood & Pilcher 01435 862211



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