






27 Holmes Place
Crowborough, TN6 2RS
£950 Per Month

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This is a rare opportunity to acquire this one bedroom first floor retirement apartment for the over 60's within the highly desirable Holmes Place development. The apartment is both spacious and bright and benefits from views over the communal gardens. The apartment has a good sized lounge/diner with bay window, separate kitchen, good sized bedroom with walk in wardrobe, good sized shower room, large storage cupboard. The development sits within beautiful communal gardens, communal lounge, laundry facilities, house manager. Parking available for an additional £250 per year. COUNCIL TAX BAND C EPC B

ENTRANCE HALL

Security entry system, large storage cupboard housing hot water tank and shelving units. Doors to

KITCHEN

A range of oak effect wall and base units with granite effect worktops, stainless steel sink and drainer with chrome mixer taps, Hotpoint electric hob with stainless steel canopy extractor hood over and pan drawers below, built-in eye level stainless steel oven, fully integrated Hotpoint fridge freezer, tiled floor & splashbacks, UPVC double glazed window to side of development.

LOUNGE/DINER

A spacious living/dining area with bay window, feature fireplace with coal effect fire, television point, telephone point, 24 hour emergency call system, part glazed door to kitchen.

BEDROOM

Double bedroom with walk in wardrobe with hanging rails, shelving units, and shoe racks, television point. UPVC Double glazed window

BATHROOM

Walk in shower with screen and grab rail, vanity sink with mirror and shaver socket over, chrome heated towel rail, fully tiled walls and floor.

HOLMES PLACE

Holmes Place was recently built by McCarthy & Stone in 2013, within easy access of Crowborough high street and local amenities. Crowborough is home to a range of shops, supermarkets, and restaurants. Crowborough is a market town in the heart of the East Sussex countryside. It has good bus services to Tunbridge Wells, Brighton and Eastbourne and mainline train service to London.

COUNCIL TAX

We are advised that the Council Tax Band for this property is 'C'.
Rating Authority : Wealden District Council

LEASE INFORMATION

We are advised that the lease on this property is 125 years effective from January 2014.

Service charge: £163.18 per calendar month (estimate)

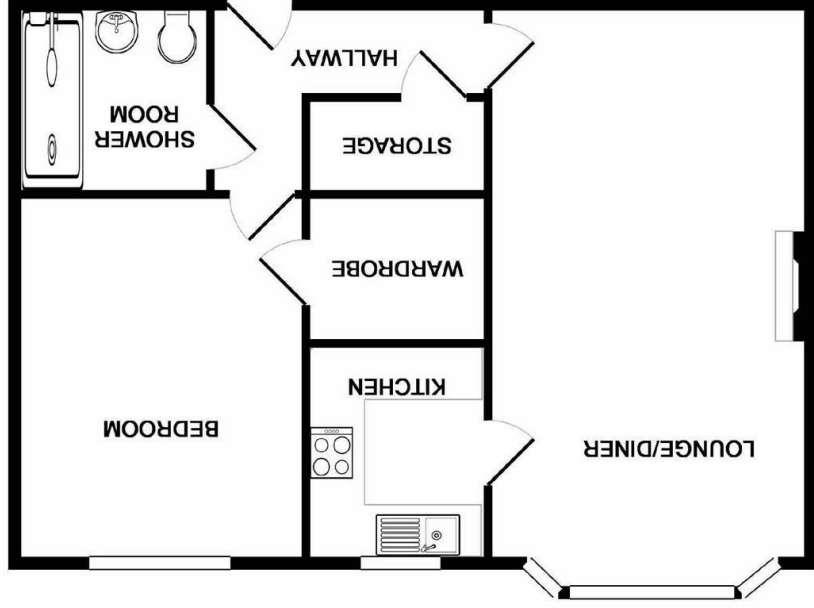
Ground rent: £450 per annum

LOCATION

This property has easy access to the high street and surrounding amenities, as well as Crowborough train station. Crowborough is home to a wide range of supermarkets, shops, cafes, local primary schools, and a top-ranking secondary school. The Crowborough train station offers trains to central London and bus routes to Tunbridge Wells, Uckfield, and Brighton. Ashdown Forest, in the High Weald of Outstanding National Beauty, provides stunning scenery and is the perfect location for an afternoon walk and you can enjoy lunch at the town's many great pubs, cafes and restaurants.



Floor Plan



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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Viewing

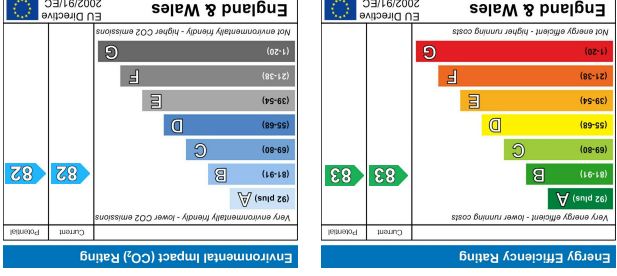
Please contact our Banfield Estate Agents Office on 01892 653333

if you wish to arrange a viewing appointment for this property or require further information.

01892 653333

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Energy Efficiency Graph



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Area Map

