



ALEXANDRA ROAD, HEATHFIELD, TN21 8EB OIRO £99,500



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | 72 | 75 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 57 | 60 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

First Floor RETIREMENT Flat
2 Bedrooms
Very well presented
Residents' & Visitors' Parking
Well tended Communal Gardens
Qualifying age ONLY 55
IMMEDIATELY AVAILABLE AND CHAIN FREE

PLEASE NOTE: These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. An interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the Agents then a request should be made and specific written confirmation can be provided. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances remaining have not been tested and no warranty can be given or implied as to their working condition. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific and requested written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

Westwoods Estate Agents. 52 High Street, Heathfield, East Sussex, TN21 8JB.
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A light and spacious First Floor Apartment in this sought after retirement development. Two well appointed bedrooms overlooking the communal gardens with ample parking. CHAIN FREE.

Lease remaining; Approx. 68 years
Ground Rent: £85 p.a., (£21.25 every 3 months)
Maintenance: £2,637 p.a., (£659.28 every 3 months)
Council Tax Band C - 2018/2019 £1,700.05

The property is about 3/4 of a mile from Heathfield Town Centre with its range of shopping and banking facilities. The are mainline railway stations at both Stonegate and Etchingham (both of which are under a 15 minute drive) giving services into Charing Cross in just over an hour. The coast at Eastbourne and the spa town of Tunbridge Wells are both approx 15 miles away to which there are regular bus services with bus stops to both directions close by.

There is a part time warden on the development which minimises maintenance costs and this is backed up well with Careline facilities with intercom and pull cords in all the apartments. There is also a residents' laundry room on site if required.

RECEPTION HALL from the front door (with access for only the two flats) there is a staircase to the first floor. There is then a private front door into the Entrance Hall. This is a good sized area with an airing cupboard and cloaks hanging cupboard.

LOUNGE 14'5" x 13'3" ornamental fireplace with a window overlooking the front.



KITCHEN 9'5" x 6'5" range of storage cupboards, single drainer stainless steel sink unit, electric cooker, space for fridge/ freezer.



BEDROOM 1 13'7" x 9'6" with 2 double built in wardrobe cupboards and window overlooking rear garden.

BEDROOM 2 11'5" x 7'6" window to rear overlooking gardens.

BATHROOM white suite comprising bath, low level WC, pedestal wash handbasin.



COMMUNAL GARDENS There are well tended, attractive communal gardens surrounding the property, residents' and visitors' parking.