



SHOWER ROOM 6'09" x 5'06" Large and fully-tiled with white suite comprising low level W.C., large shower cubicle with plumbed-in power shower, vanity unit with inset basin, heated towel rail, tiled floor.



Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
76	76

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
81	81

COMMUNAL GARDENS Very well tended and attractive Communal Gardens, areas of lawn with mature trees and shrubs, large Patio seating area accessed from the residents' lounges.



MUTTON HALL HILL, HEATHFIELD, TN21 8NB £169,000



Immaculate 1 Bedroom Ground Floor Flat
Popular McCarthy and Stone Development
Light and Spacious
Fitted Kitchen with appliances
Large Sitting Room/Dining Room
Communal Gardens
Short walk to the High Street

Westwoods Estate Agents. 52 High Street, Heathfield, East Sussex, TN21 8JB.
 Tel: 01435 868020. Fax: 01435 864441. www.westwoodsestateagents.co.uk

MISREPRESENTATION ACT 1967 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. The Agent will not be responsible for any verbal statement made by any member of staff, as only as a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

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An immaculate, light and spacious Ground Floor 1 Bedroom Retirement Flat in the popular Ridgeway Court development. The accommodation comprises private Entrance Hall, Sitting/Dining Room, Kitchen with appliances, 1 Double Bedroom, large Shower Room. The property benefits from well tended Communal Gardens and 2 Residents' Lounges. Guest suite and lift to all floors.

The property is about 1/4 mile from Heathfield Town Centre with its range of shopping and banking facilities. The area is well served with a range of well regarded primary schools with secondary education being available at the nearby Heathfield Community College. There are mainline railway stations at both Stonegate and Etchingham (both of which are under a 15 minute drive away) giving services into Charing Cross in just over an hour. The coast at Eastbourne and the spa town of Tunbridge Wells are both about 15 miles away.

Lease: Approx. 122 years remaining.

Ground Rent: £121.50 Oct 2015 - March 2016 (6 monthly)

Maintenance: 2015 - 2016: £179.06, monthly, to include buildings insurance, underfloor heating, water, gardening, cleaning of all communal areas, window cleaning.

Parking - Please speak directly to the Manager at Ridgeway Court.

COUNCIL TAX BAND B, 2016/2017 £1,350.05

COMMUNAL ENTRANCE HALL Secure Entrance Hall leading to Residents' Lounges, Gardens and lifts to all floors.

PRIVATE ENTRANCE HALL Private front door leading to a spacious Entrance Hall, large cupboard housing electricity meters and hot water tank.

SITTING/DINING ROOM 23'04" x 10'07" Large room with french doors to a "Juliet" balcony to the front, window to side, T.V. point, B.T. point, door to Kitchen.



KITCHEN 7'04" x 7' Fitted, modern wall and base units with complementary worksurfaces over, built-in fridge and freezer, stainless steel sink and drainer unit with mixer tap, built-in oven with hob and extractor over, window to the front.



BEDROOM 13'02" (plus door recess) x 9'02" Large, fitted wardrobe cupboards, B.T. point.

