



Ibbett Mosely

High Street, Heathfield TN21 8GB
£1



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**Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £1.00
NO CHAIN. OVER 60's. 24 HOUR ASSISTED LIVING. COMMUNAL GROUNDS. COMMUNAL LIFT.**

- STARTING BID £1.00
- NO CHAIN.
- OVER 60's
- 24 HOUR ASSISTED LIVING.
- COMMUNAL GROUNDS.
- COMMUNAL LIFT.
- TWO BEDROOMS
- FIRST FLOOR
- SHORT WALK TO HIGH STREET

DESCRIPTION

NO CHAIN. OVER 60's. 24 HOUR ASSISTED LIVING. COMMUNAL GROUNDS. COMMUNAL LIFT.

A well looked after First Floor, 2 bedroom apartment for OVER 60's, located in the Risingholme Court development and situated just metres away from Heathfield High Street.

The accommodation is as follows
Lift to First Floor
Entrance through Front Door

Entrance hallway

Built in Cupboard housing tank
doors too:

Spacious bedroom one 19'2 x 10 Electric Heater

Bedroom 2 13'6 x 9'6 Electric Heater

The lounge/ diner 23'0 x 10'8 is a good size and has an electric fireplace.

The well-equipped kitchen 7'9 x 5'9 has an electric hob, an integrated oven, fridge & freezer, and a combination of worktops and storage units.

The bathroom comprises a walk-in shower and separate bath, both with grab rails, a vanity unit with wash basin and a w.c.

Risingholme Court itself benefits from a residents' lounge and on site restaurant with subsidised meals, a communal laundry room, and scooter store.

Service Charges: £1249.64 pcm
Ground Rent: £510 per annum (every 6 months)

Tenure Leasehold
Lease Start Date 28 Apr 2008 Lease End Date 01 Jun 2132
Lease Term 125 years from 1 June 2007 Lease Term Remaining 108 years
Local Authority East Sussex
Council Tax Band: D Annual Price: £2,252 (avg)
Conservation Area No
Flood Risk Very Low

AGENTS NOTE- Please note that these details have been prepared as a general guide and do not form part of a contract. We have not carried out a detailed survey, nor tested the services, appliances

and specific fittings. Room sizes are approximate and should not be relied upon. Any verbal statements or information given about this property, again, should not be relied on and should not form part of a contract or agreement to purchase.

LOCATION

Ideally located only 50 yards from the High Street which offers a wide range of shops, supermarkets, medical centre, library, post office and banks. There is a regular bus service to both Eastbourne and Tunbridge Wells providing a comprehensive range of shopping and entertainment amenities. Main line stations are within a 15 minute drive from Heathfield at either Stonegate, Buxted or Crowborough

DIRECTIONS

Heading down the High Street towards Cross in Hand and before the mini roundabout, Risingholme Court will be found a few hundred yards from our offices on the opposite side of the road, just to the right hand side of Demelza House.

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This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

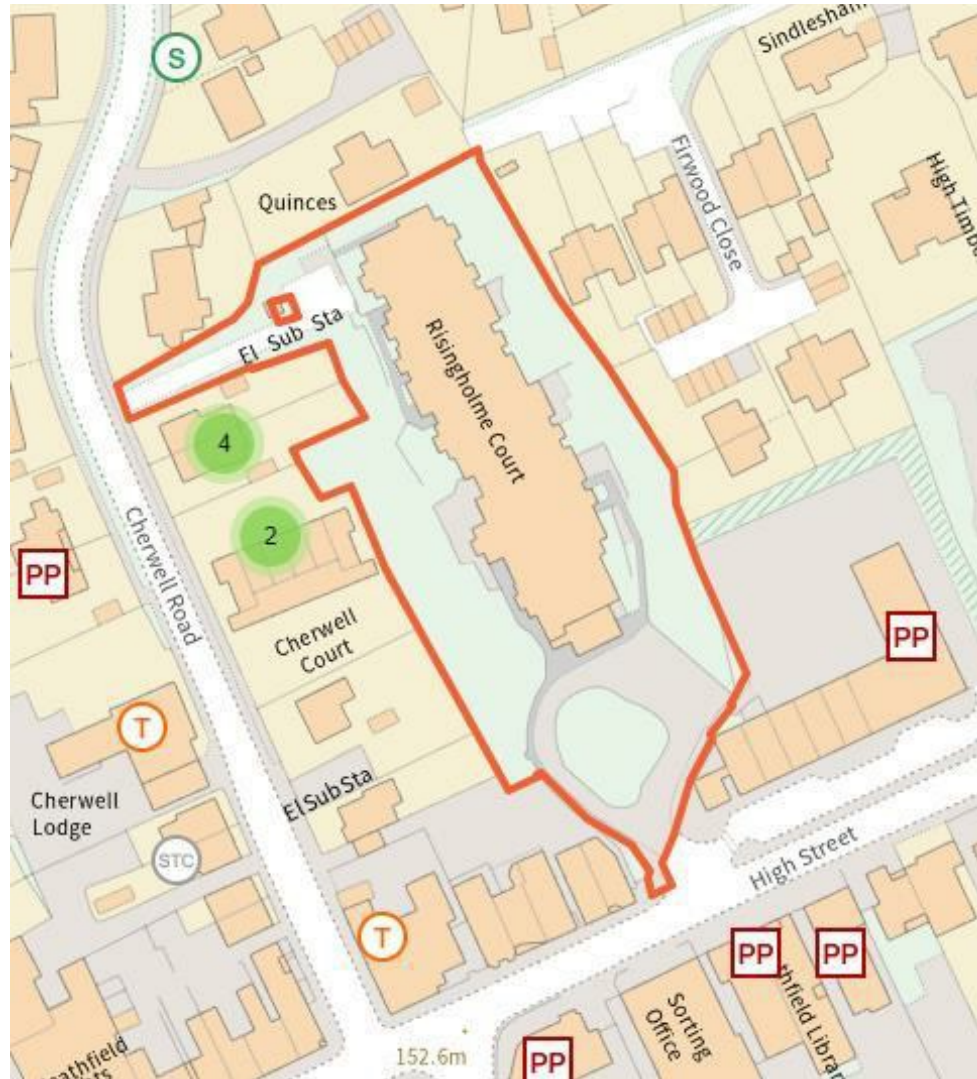
The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed





Ibbett Mosely

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