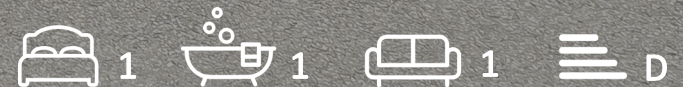




Flat 3, Martlets Court Montargis Way

Crowborough, TN6 1JF

£125,000



Step into this delightful ground floor retirement flat and discover a bright and welcoming living space. Situated within a retirement community, this home offers ease of access and a tranquil environment.

The living room features doors that open onto a private patio, offering a peaceful spot to enjoy the outdoors. Whether you're relaxing with a book or entertaining guests, this outdoor space provides a perfect retreat.

There is a good size double bedroom, separate shower room and kitchen. Outside you can enjoy the picturesque views overlooking beautifully maintained communal gardens, providing a serene backdrop to everyday life. There is also hassle-free parking arrangements with ample off-road parking available for residents and visitors.

Residents also have access to a communal lounge, where socializing and participating in events add to the sense of community and companionship. With an on-site warden providing security and assistance as needed, along with ample off-road parking, this property offers a secure and convenient lifestyle tailored to the needs of retirees.

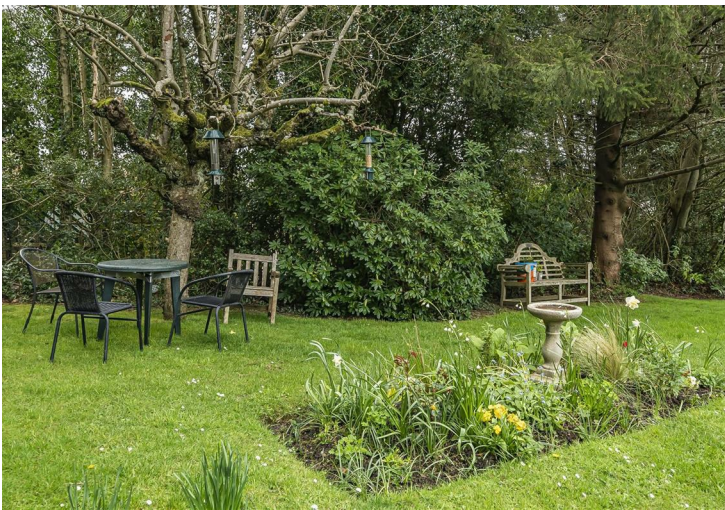
Don't miss out on the opportunity to make this lovely retirement flat your new home, where convenience, comfort, and community come together seamlessly. Contact us today to arrange a viewing and experience the charm of this property for yourself.

#### Additional Information

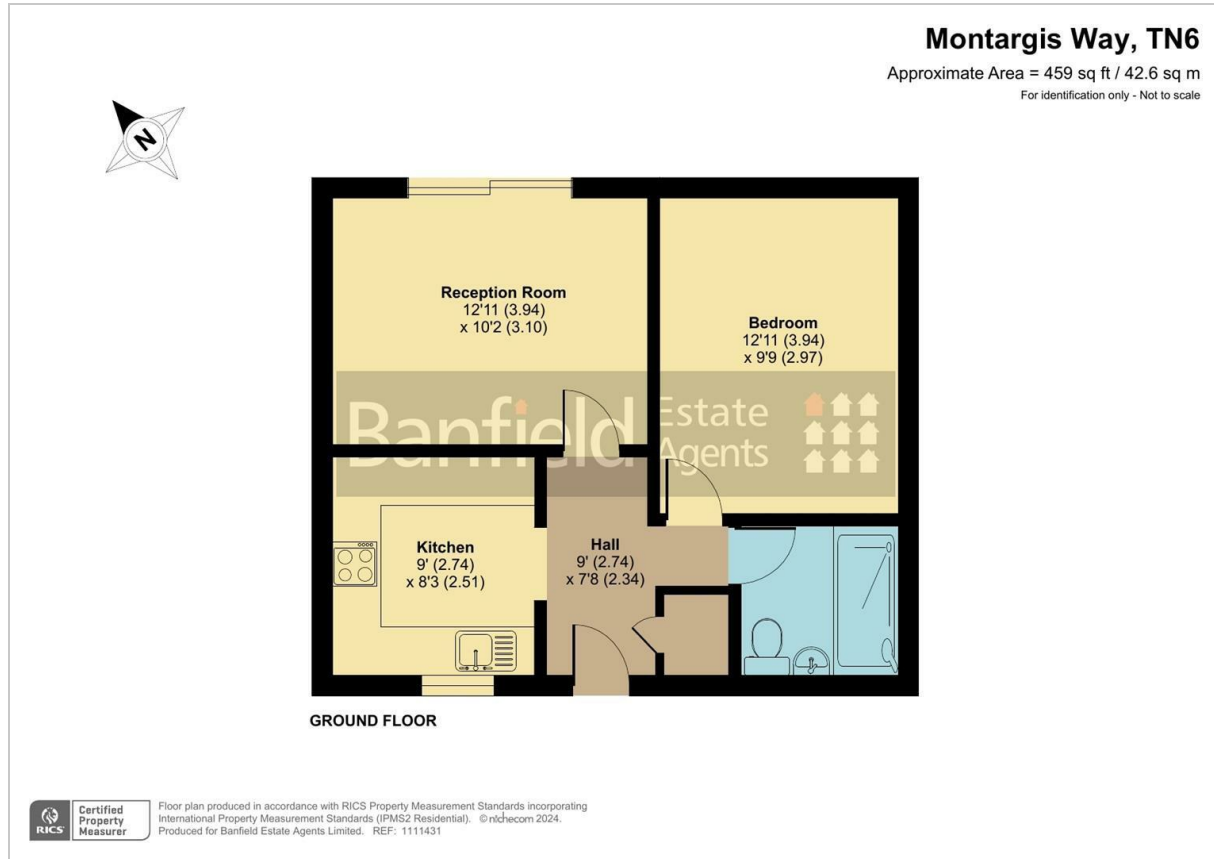
Maintenance Charge - £2,400 per annum, £200 per month

Ground Rent - £350 per annum, £29.17 per month





## Floor Plan



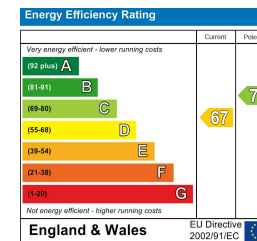
## Area Map



## 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.

## Energy Efficiency Graph



We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents. b) they do not constitute an offer or contract of sale. c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact. d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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