





9 Holmes Place
Crowborough, TN6 2RS
Asking Price £295,000

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Built by McCarthy & Stone in 2013, this stunning one bedroom apartment is situated on the ground floor of Holmes Place just a stone's throw from Crowborough town centre. It benefits from a 24 hour careline, a lift to all floors, communal gardens, a guest suite for visitors, laundry room, a communal lounge with balcony terrace and parking that can be purchased. This gorgeous retirement apartment comprises an entrance hall, a spacious lounge/dining area with bay window and door leading to patio area at rear of the development, a modern fitted kitchen, a double bedroom with walk in wardrobe and a shower with a roomy walk in shower. Internal viewing is highly recommended. EPC- B

Service charge: £165.36 per calendar month (estimate)

Ground rent: £450 per annum

ENTRANCE HALL

Security intercom entry system, large storage cupboard housing electric heating system.

LOUNGE/DINER

A spacious lounge/diner with limestone feature fireplace and electric fire, UPVC double glazed bay window with door to patio area at the rear of the development, the bay has a bespoke brush brass moulded curtain rail, TV point, individual thermostat for underfloor heating system, sliding pocket door to:-

KITCHEN

A range of oak effect wall and base units with granite effect worktops, stainless steel sink and drainer with chrome mixer taps, fully integrated dishwasher, 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.

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BEDROOM

Spacious bedroom with walk-in wardrobe complete with hanging rails and shelves, TV point, individual thermostat for underfloor heating system, UPVC double glazed window to side of development.

SHOWER ROOM

Large shower cubicle with chrome mixer taps and full width sliding glass shower screen, Vanity wash hand basin with mirror and light over complete with shaver sockets, Low level WC with push button flush, floor to ceiling tiling with tiled floor, heated towel rail.

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 wide

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 a mainline train service to London.

COMMUNAL GROUNDS

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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.

LOCATION

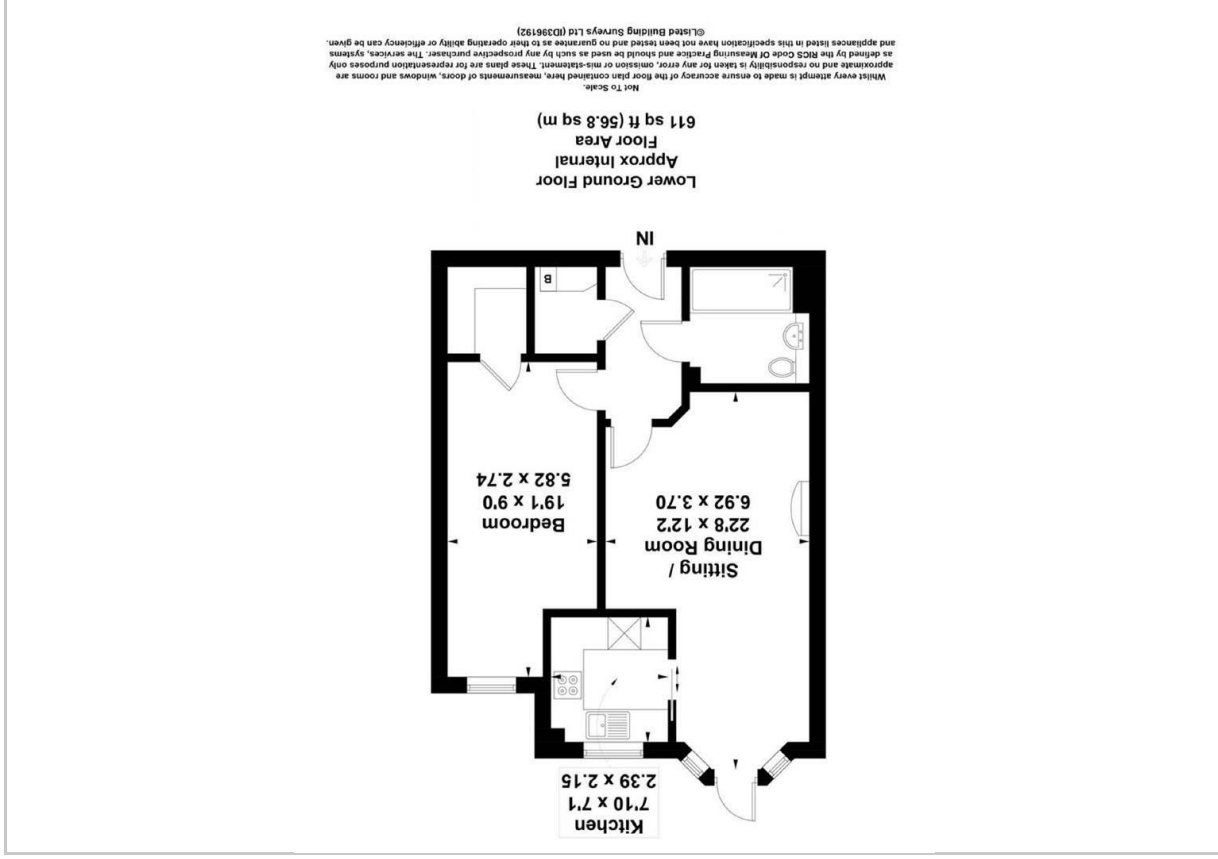
This property is within easy access of the high street and surrounding amenities, as well as Crowborough train station. Crowborough is home to a range of supermarkets, shops, cafes, local primary schools, and a sought after secondary school. Crowborough train station offers trains to central London and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

DIRECTIONS

From our offices in The Broadway: continue straight onto Crowborough Hill. Holmes Place is on the left.



Floor Plan



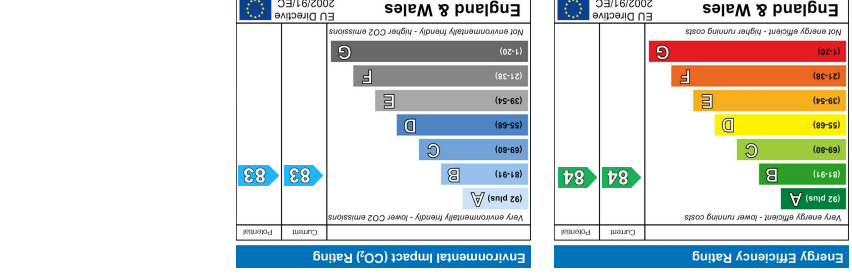
Viewing

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.

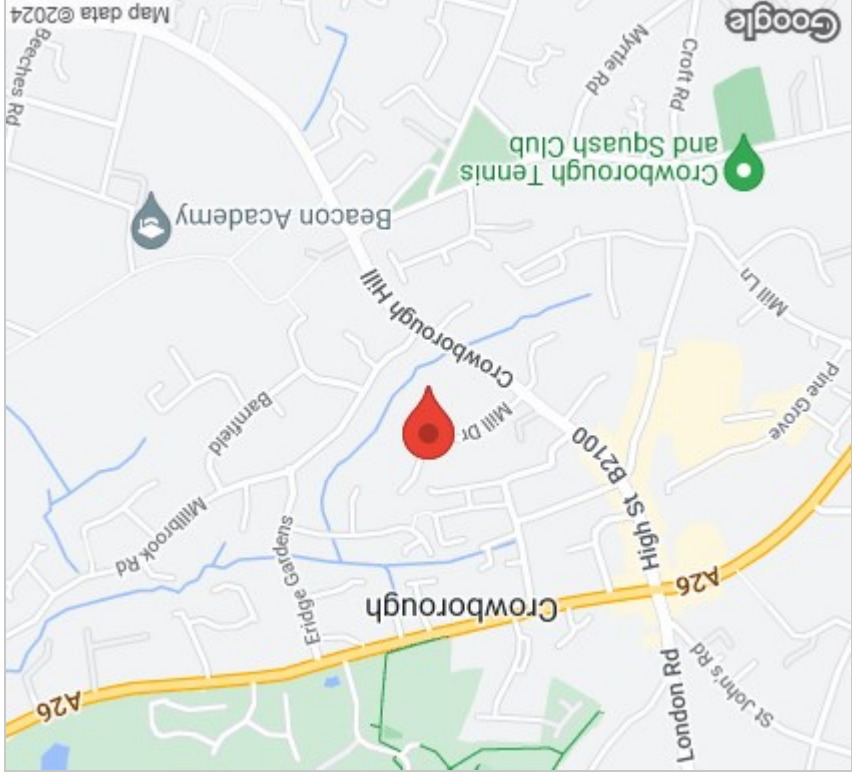
01892 653333

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Energy Efficiency Graph



Area Map



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.