



17 Holmes Place  
Crowborough, TN6 2RS  
£399,000

 2  2  1  c

A rarely available two bedroom ground floor apartment in the Holmes Place retirement block, ideally situated on Crowborough Hill within walking distance of the town centre.

Built by McCarthy & Stone in 2014, Holmes Place benefits from a 24 hour careline, a lift to all floors, communal gardens, a guest suite for visitors, laundry room, communal lounge with balcony terrace and parking that can be paid for. The independent accommodation comprises living/dining room with door to small paved area, two bedrooms, the master with ensuite bathroom and a door to the garden, fitted kitchen and separate shower room.

Internal viewing is highly recommended.

**Service Charge**

£367.44 per month

House Manager, Emergency Call Monitoring, Building Insurance, Electricity & Heating for communal areas, Sewerage & Water Rates, External window cleaning, Gardening Services, Building Maintenance, Lift Maintenance and guest suite.

**Ground Rent**

£500 per year

**Parking Space**

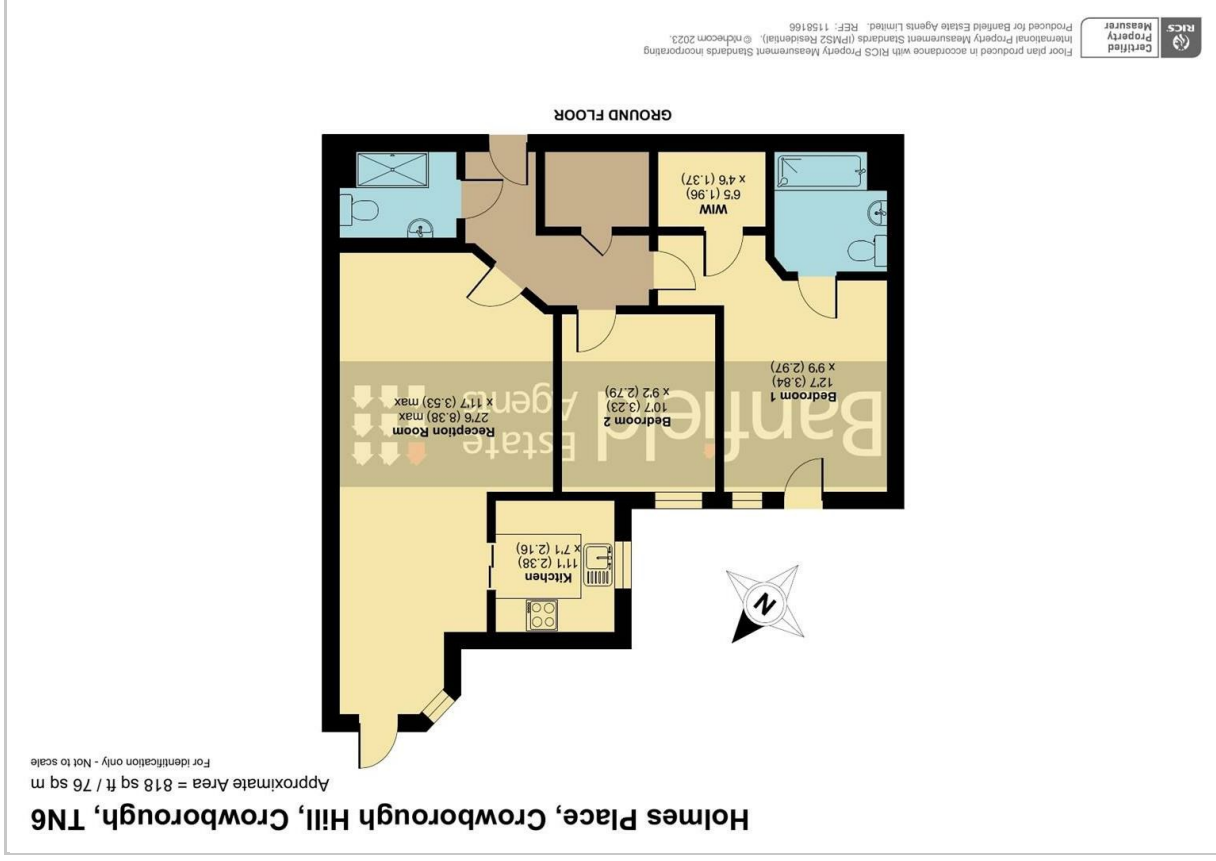
Allocated parking space £250 per year.

**Council Tax - D**

**EPC - C**



## Floor Plan



## Viewing

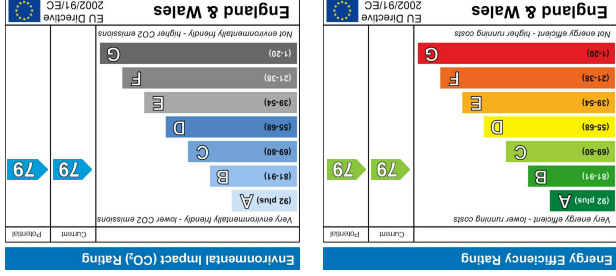
Please contact our Banfield Estate Agents Office on 01892 653333

if you wish to arrange a viewing appointment for this property or require further information.

# 01892 653333

The Broadway Crowborough, East Sussex, TN6 1DE | [www.banfieldresidential.com](http://www.banfieldresidential.com) | [info@banfieldresidential.com](mailto:info@banfieldresidential.com)

## 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.

## Area Map

