



Flat 1, Roydon House New Road
Crowborough, TN6 2FT
£995 Per Calendar Month



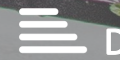
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Banfield Estate Agents are delighted to offer to the market this one bedroom, first floor apartment which is conveniently located on the corner of Crowborough High Street with the added bonus of an allocated parking space. The light and bright accommodation comprises of fully fitted kitchen and bathroom, double bedroom and spacious reception room. Viewing is highly recommended to appreciate the great location and space on offer.
Available Mid July

Communal Entrance

Enter via communal entrance with stairs leading to first floor.

Buildings Insurance: £17.03 per month (approximately)

Heating: Electric air source heat pump.

Entrance Hallway

Front door opening into hallway. Intercom system for communal entrance. Cupboard housing hot water tank. Wood effect flooring. Radiator. Doors to:-

Kitchen

White gloss wall and base units line either side of this galley style kitchen, with wood effect worktop and tiled splashback. Stainless steel sink and drainer. Low level oven with four ring electric hob and stainless steel extractor above. Fully integrated 60/40 fridge/ freezer and washing machine. Double glazed sash window to the front. Vinyl flooring.

Living Room

A spacious reception room with high ceilings. Double glazed sash window to front with radiator below. Wood effect flooring.

Bedroom

A nice size double bedroom with double glazed sash window to the front of the property, with radiator below. Ample room for bedroom furniture. Wood effect flooring.

Bathroom

Part tiled bathroom comprising of panel bath, with shower over and shower screen. Pedestal sink with tiled splashback, mirror and light above and push button flush toilet. Double glazed, part opaque sash window to the front. Radiator. Vinyl flooring.

Parking

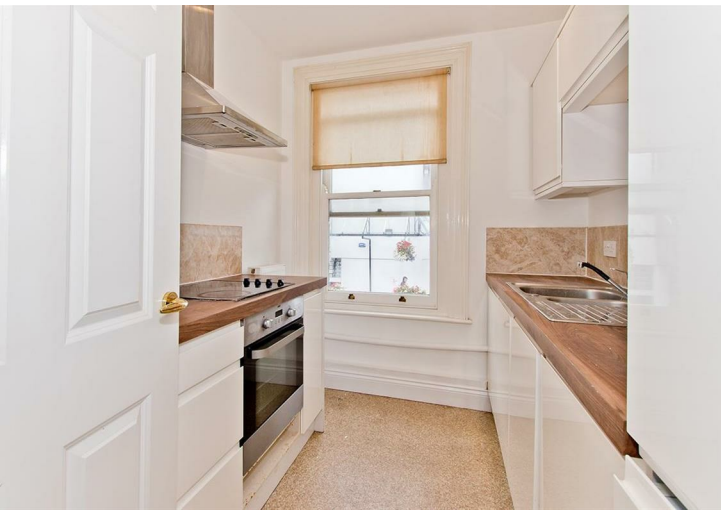
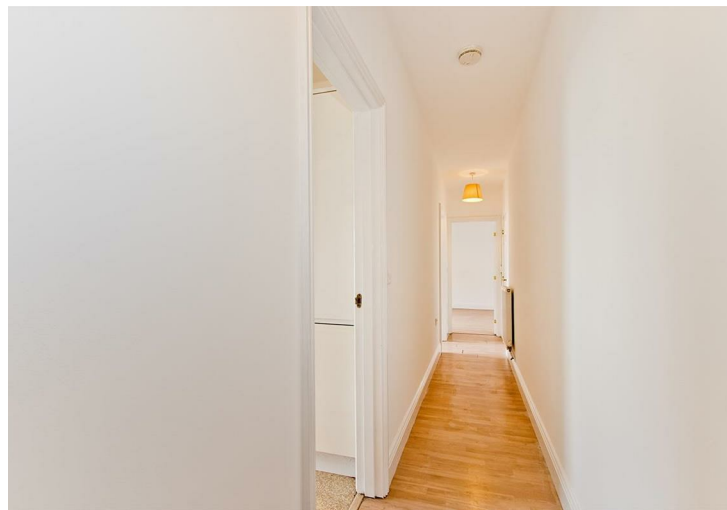
One allocated parking space.

Additional Information

Wealden District Council. Council Tax Band A.

We are advised it is 99 years lease from 2012.

Maintenance charge: £85.42 per month (approximately)



Floor Plan



Flat 1, Roydon House, New Road, Crowborough, TN6 2FT

Total Area: 49.8 m² ... 536 ft²
All measurements are approximate and for display purposes only

Viewing

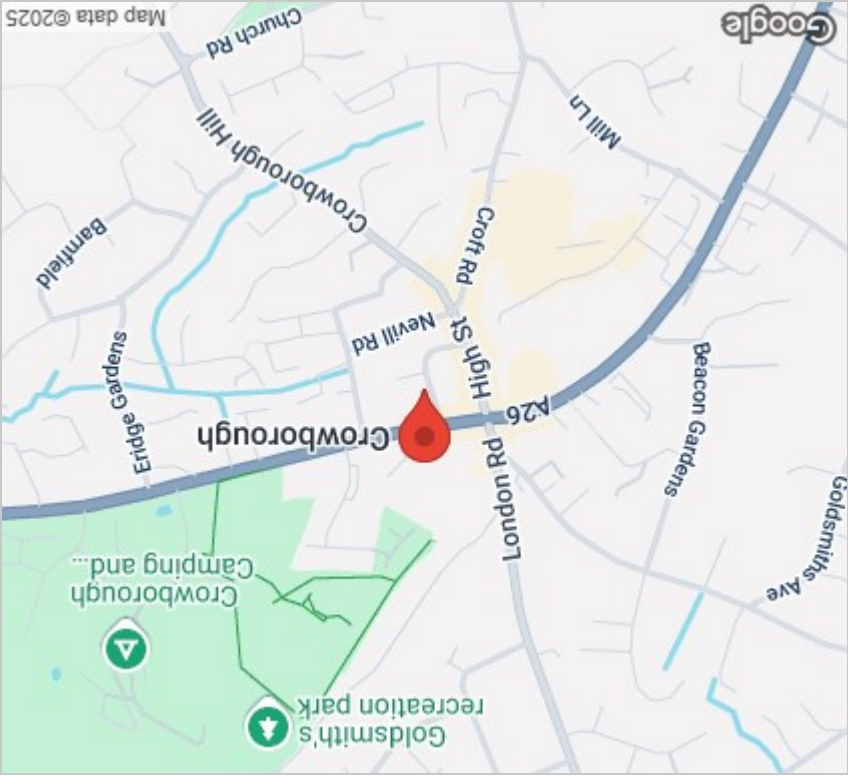
Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.

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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Area Map



Energy Efficiency Graph

