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Your local independent Estate Agent

22, Ridgeway Court Mutton Hall Hill

£185,000

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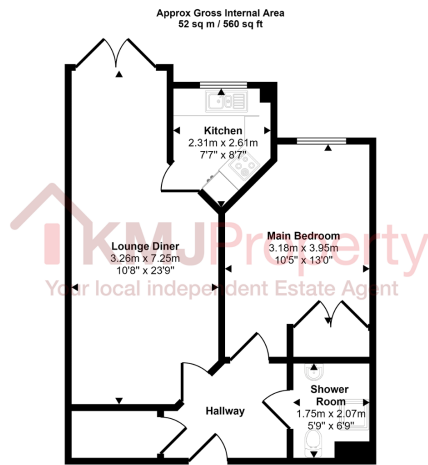


Delightful, quiet, one-bedroom apartment, overlooking the beautiful landscaped rear garden at Ridgeway Court ~ a purpose-built development for the over 60s, conveniently situated just a few hundred meters from Heathfield High Street, with access to plentiful shops, amenities, buses to both Tunbridge Wells and Eastbourne and a London/Hastings train line situated 6 miles away at Stonegate. The development benefits from a House Manager on site weekdays, security entry phone system with CCTV at the entrance, lifts, two communal lounges, laundry room, scooter store, 24-hour emergency call within each flat plus personal pendant alarm system, car parking permit by arrangement and a guest suite is available for visiting family and friends. Access to the apartment requires entering through the main entrance on the lower ground floor and taking either the lift or stairs provided to access the apartment on the ground floor. The apartment comprises a good-sized entrance hall with a large walk-in storage cupboard situated adjacent.

The hall opens onto a spacious, airy lounge/dining area with plentiful room for additional furniture. This splendid room looks out onto the lovely garden with its magnificent mature trees and shrubs. French doors lead you directly outside to the garden, where you have use of a personal patio area. A kitchen area conveniently attached to the lounge and offers plenty of upper and lower storage, integrated appliances ~ including a dishwasher; electric hob, oven and hood, large fridge freezer, ample counter-top space and a modern finish. The bedroom is light, spacious and pleasantly restful with its garden outlook and includes built-in, mirrored double wardrobe/storage. Heading through to the bathroom, you are provided with a sleek and modern appearance paired nicely with a large electric power shower, WC, wash basin and ample under basin storage and a personal call point alarm.

Service charge: £3,474.60 per annum, Ground Rent: £425 per annum Lease 125 Years from the 1st June 2012, Ground Rent Review Date: June 2027. Service Charges cover staff costs, all security systems and lift. Underfloor heating to apartments. Cleaning and decorating of all communal areas. Window cleaning and gardening, water and water rates and building insurance. New residents accepted from 60 years of age. Pets are allowed subject to prior agreement.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Modern
- Over 60s
- Communal Lounge
- EPC B
- Community
- House Manager
- Communal Gardens
- Council Tax B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Offices in Tunbridge Wells & Crowborough

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