



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- One Bedroom Apartment For Over 60s
- Direct Access To Communal Gardens
- 24 Hour Call System
- NO ONWARD CHAIN
- Parking Permit Subject to Availability
- Energy Efficiency Rating: C

**Mutton Hall Hill, Heathfield**

**£160,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



**23 Ridgeway Court, Mutton Hall Hill,  
Heathfield, TN21 8NB**

A bright and spacious one bedroom ground floor 'later living apartment' specifically for the over 60s built by McCarthy Stone and being conveniently situated just a few hundred metres from Heathfield High Street. The development features a security entry phone system, communal lounge, laundry room and guest suite as well as a 24 hour emergency call system and part-time house manager. The apartment features a modern fitted kitchen with integrated fridge/freezer, lounge/diner with feature fire surround and French doors leading directly onto the communal gardens. The property is offered to the market with NO ONWARD CHAIN.

**ENTRANCE HALL:**

Inset spotlights. Wall-mounted heating control. Built-in storage cupboard housing the hot water tank. Emergency pull-cord system.

**LOUNGE/DINER:**

Dual aspect with double glazed windows to the side and double-glazed French doors opening onto a paved patio area and communal garden. Feature fire surround with electric fire.

**KITCHEN:**

Double glazed window. Range of matching wood-effect fronted wall and base cupboards. Laminate worktop with inset stainless-steel sink. Inset electric hob with oven under and filter hood above. Integrated fridge/freezer. Tile floor. Part-tiled walls. Inset spotlights.



**BEDROOM:**

A double room with double glazed window overlooking the communal gardens. Built-in mirror fronted double wardrobe.

**SHOWER ROOM:**

Vanity unit with inset wash basin and cupboards under. WC. Large shower cubicle with the thermostatic shower over. Inset spotlights. Emergency pull-cord. Extractor fan. Tile floor and walls. Electric heated towel rail.

**OUTSIDE:**

Paved patio area immediately outside French doors. Maintained communal gardens and paths. Parking permit subject to a availability and annual payment.

**SITUATION:**

The property is conveniently located for access to Heathfield with its wide range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. Train stations at both Buxted and Stonegate are approximately 6 miles distant, both providing a service of trains to London. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within a approximately 45- and 35-minutes' drive respectively.

**VIEWING:**

By appointment with Wood & Pinder 01435 862211

**TENURE:**

Leasehold

125 year Lease from 1st June 2012

Current Ground Rent: £425 per annum

Current Annual Service Charge: £3,474.60 for the period 01/04/24 - 01/03/25

(We understand this charge includes the cost of under floor heating, water supply & sewerage, building insurance and window cleaning as well as maintenance of the communal gardens & cleaning and maintenance of the indoor communal areas).

1% charge to McCarthy Stone upon sale

**COUNCIL TAX BAND:**

B

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Electricity & Drainage

Heating - Underfloor Heating

Restrictions - Over 60s



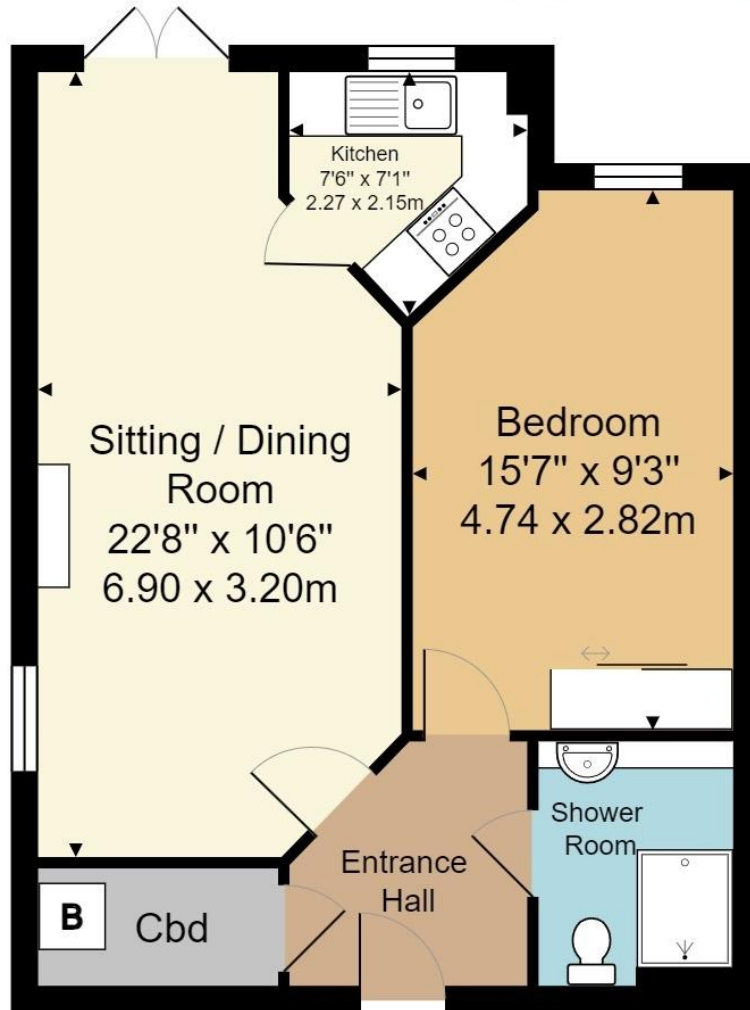
Communal Lounge 1



Communal Lounge 2



Score	Energy rating	Current
92+	A	
81-91	B	
69-80	C	76 C
55-68	D	
39-54	E	
21-38	F	
1-20	G	



Approx. Gross Internal Area 521 sq. ft / 48.4 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as a prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency.

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