



One Bedroom Ground Floor Retirement Flat with Communal Garden and Parking

This recently refurbished ground floor retirement flat sits in a lovely location near the popular village of Ticehurst and Bewl Water. The master bedroom has a fitted wardrobe and the modern shower room has a large walk in double shower. There is a living room and a modern fitted kitchen. Downash Court benefits from a residents lounge, communal laundry and kitchen. The Development Manager visits the complex twice a week, and there is a 24 hour emergency call system so residents can easily get assistance if required. It is a condition of purchase that residents need to be over the age of 55. Communal garden. Residents and visitor parking. Double glazing throughout, electric heating, EPC band C. Under stairs storage cupboard. Tenure: Leasehold. New 99 year lease on completion. Pets are allowed. No Chain. Viewing highly recommended.





Communal Garden

The flat overlooks the communal garden which is well maintained. There is a central garden area that is mainly laid to lawn with paths and seating.

Parking

There is parking on a first come first served basis, and visitor parking.

Location

Local shopping is available in the neighbouring village of Ticehurst, 1.4 miles away. Nearby there are bus routes to Tunbridge Wells, Wadhurst and Hawkhurst. The mainline stations at Stonegate and Wadhurst are 4.5 and 6.5 miles away respectively. Lovely country walks are close by at Bewl Water.

EPC and Council Tax

Energy Performance Certificate Band C. Council tax band C, £2066.65 for 2023-24.

Lease, Ground Rent and Service Charge

The property is being sold with a new 99 year lease on completion. The current service charge is £230 per month or £2760 pa. There is no ground rent.

Additional Notes

It is a condition of purchase that residents need to be over the age of 55. The purchase price represents 70% of the open market value, as per the terms of the original development.

ACCOMMODATION

Entrance Hallway

The flat benefits from an entrance hallway. There is an under stairs storage cupboard, a second cupboard and an airing cupboard.

Living Room 13' 2" x 11' 3" (4.02m x 3.44m)

The living room has a double glazed window that overlooks the communal garden. There is a TV point, a telephone point and a wall mounted electric heater.

Fitted Kitchen 8' 10" x 7' 11" (2.68m x 2.42m)

The modern fitted kitchen has a stainless sink with mixer tap, a washing machine and a fridge freezer. There is a four ring electric hob and electric fan oven. A double glazed window overlooks the communal garden. A good range of wall and base kitchen cupboards provides plenty of storage.

Modern Shower Room

The modern shower room has a WC and a wall mounted basin with mixer tap. There is a double walk in shower, a heated towel rail, a wall mounted cabinet with mirror door, and an extractor fan.

Master Bedroom 10' 10" x 9' 10" (3.3m x 3m)

The master bedroom has a double glazed window that overlooks the communal garden. There is a fitted wardrobe, and a wall mounted electric heater.





FLOOR PLAN



Downash Court, Rosemary Lane, Flimwell, TN5 7PY

Total Area: 51.0 m² ... 549 ft²

All measurements are approximate and for display purposes only

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