

01825 703000 / 01892 489000
info@peteroliverhomes.co.uk

Peter Oliver



Baxendale Way, Uckfield, TN22 5GD

- ▼ Impressive First Floor Flat
- ▼ Two Double Bedrooms
- ▼ Bathroom & En-Suite
- ▼ Open Plan Kitchen/Living Rm
- ▼ Balcony, Allocated Parking
- ▼ NO ONWARD CHAIN



EPC RATING

Current:

80 | C

Potential:

82 | B

Offers In Excess Of:
£235,000



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This is a fantastic opportunity to purchase an impressive and modern flat on the popular Fernley Park development to the south of Uckfield high street. The property will most certainly appeal to first time buyers looking to step onto the ladder and could also be a great investment for those looking for a buy to let opportunity. A particular feature to note is that the property is being sold with NO ONWARD CHAIN and is offered to the market for the first time since it was first built in 2012. Upon entering the property, you are greeted by a communal entrance hall with stairs leading to the flat's private front door. A generous entrance hall walks you through to the rest of the properties accommodation that comprises a spacious and bright kitchen/living room that is open plan with a great view to front and enjoys a balcony space to side. There are two well-proportioned double bedrooms with the main boasting its own en-suite shower room, whilst a family bathroom serves the other. Another bonus is having an allocated parking space so you know you can park with ease along with further visitors parking. Uckfield high street and its mainline train station with direct links to London are easily accessible by foot, not forgetting the popular Highlands Inn, Co Op convenience store, and local Post Office. This property is sure to be popular and we therefore highly recommend viewing without hesitation.

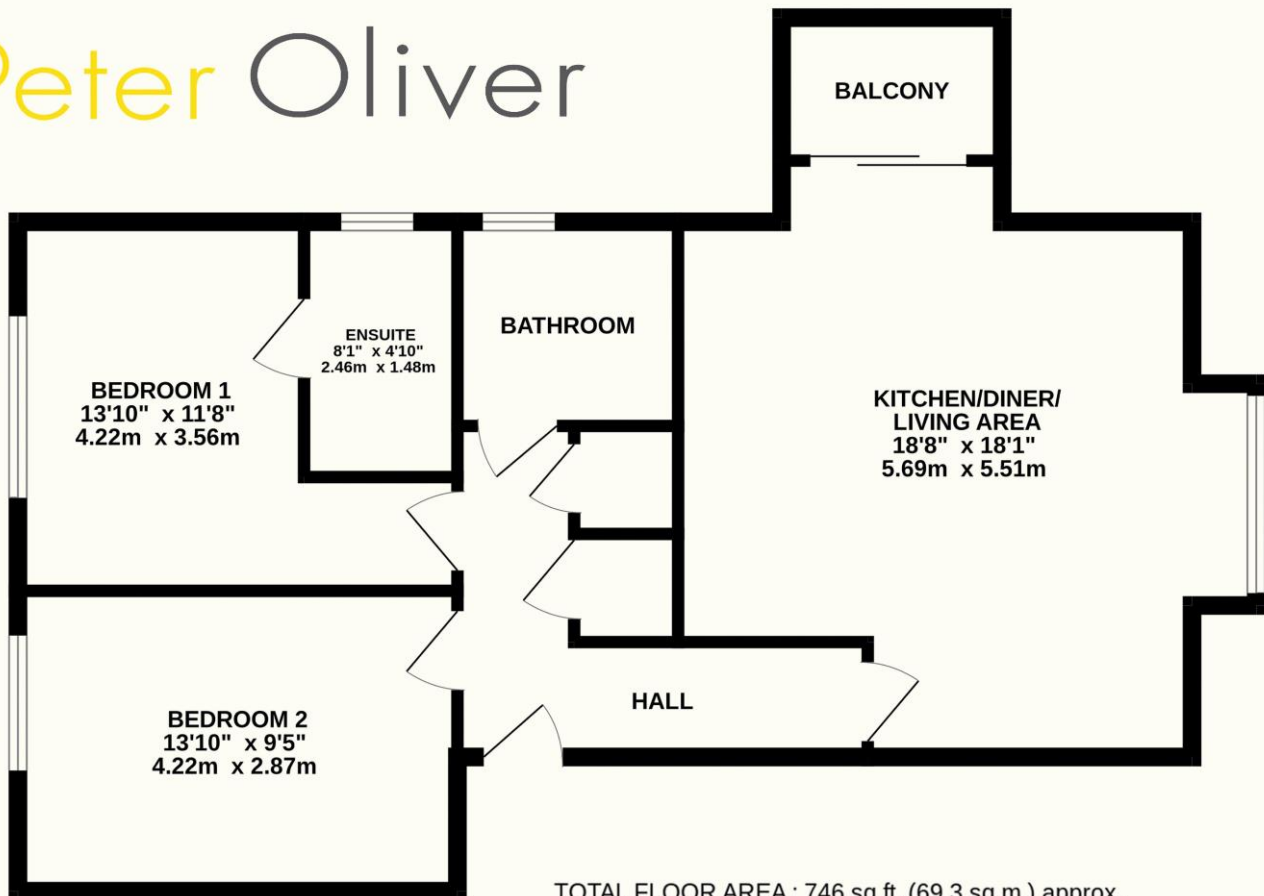
Uckfield: 01825 703000
Crowborough: 01892 489000
Lettings: 01825 701030
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TOTAL FLOOR AREA : 746 sq.ft. (69.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: LEASEHOLD

ANNUAL SERVICE CHARGE: £1,896.04

GROUND RENT: £275

COUNCIL TAX BAND: C

LEASE LENGTH: 111 Years Remaining

Details provided by owners and would need to be verified before purchase

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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.