

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Baxendale Way, Ridgewood, TN22 5GD

- ▼ Modern Ground Floor Flat
- ▼ 2 Double Bedrooms
- ▼ Bathroom & En-Suite
- ▼ Lounge/Kitchen/Diner
- ▼ Allocated Parking Space
- ▼ NO ONWARD CHAIN



EPC RATING

Current:
79 | C

Potential:
79 | C

**Offers In Excess Of:
£230,000**



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This is a fantastic opportunity to purchase a modern and well-presented ground-floor flat with a small patio, located in the popular Fernley Park development to the south of Uckfield. The property is ideal for first-time buyers looking to step onto the property ladder and could also be an excellent investment for those seeking a buy-to-let opportunity. A key feature to note is that the property is being sold with NO ONWARD CHAIN. Upon entering, you are welcomed by a communal entrance hall leading to the flat's private front door. A generous entrance hall leads you through to the accommodation, which includes a bright and spacious open-plan kitchen/living room with a lovely view to the front and access to a small side patio. There are two well-proportioned double bedrooms, with the main bedroom featuring its own en-suite shower room, while a family bathroom serves the second bedroom. Additional benefits include an allocated parking space for easy parking, along with further visitor parking. Uckfield High Street and the mainline train station, offering direct links to London, are within walking distance, and you'll also find the popular Highlands Inn, Co-op convenience store, and local Post Office nearby. This property is sure to attract plenty of interest, so we highly recommend arranging a viewing without delay.

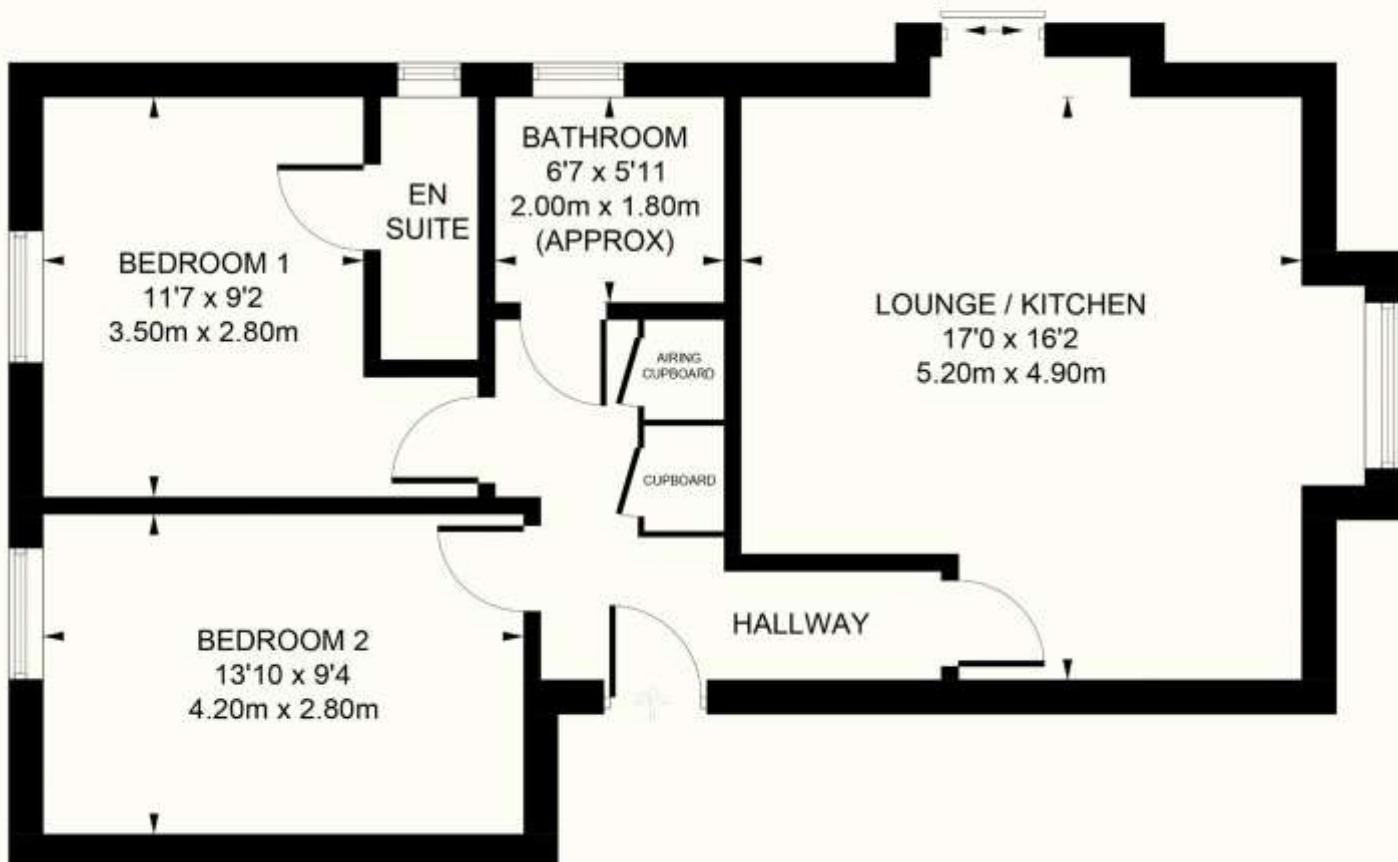
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Approximate Gross Internal Area = 687 sq ft / 63.8 sq m



TENURE: LEASEHOLD COUNCIL TAX BAND: C

GROUND RENT: £275 per year

MAINTENANCE/SERVICE CHARGE: £2001.78 per year

LEASE LENGTH: 111 years remaining

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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.