

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**



## Baxendale Way, Ridgewood, TN22 5GD

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.

Uckfield  
Crowborough  
Heathfield

01825 703000  
01892 489000  
01435 511800

Peter Oliver

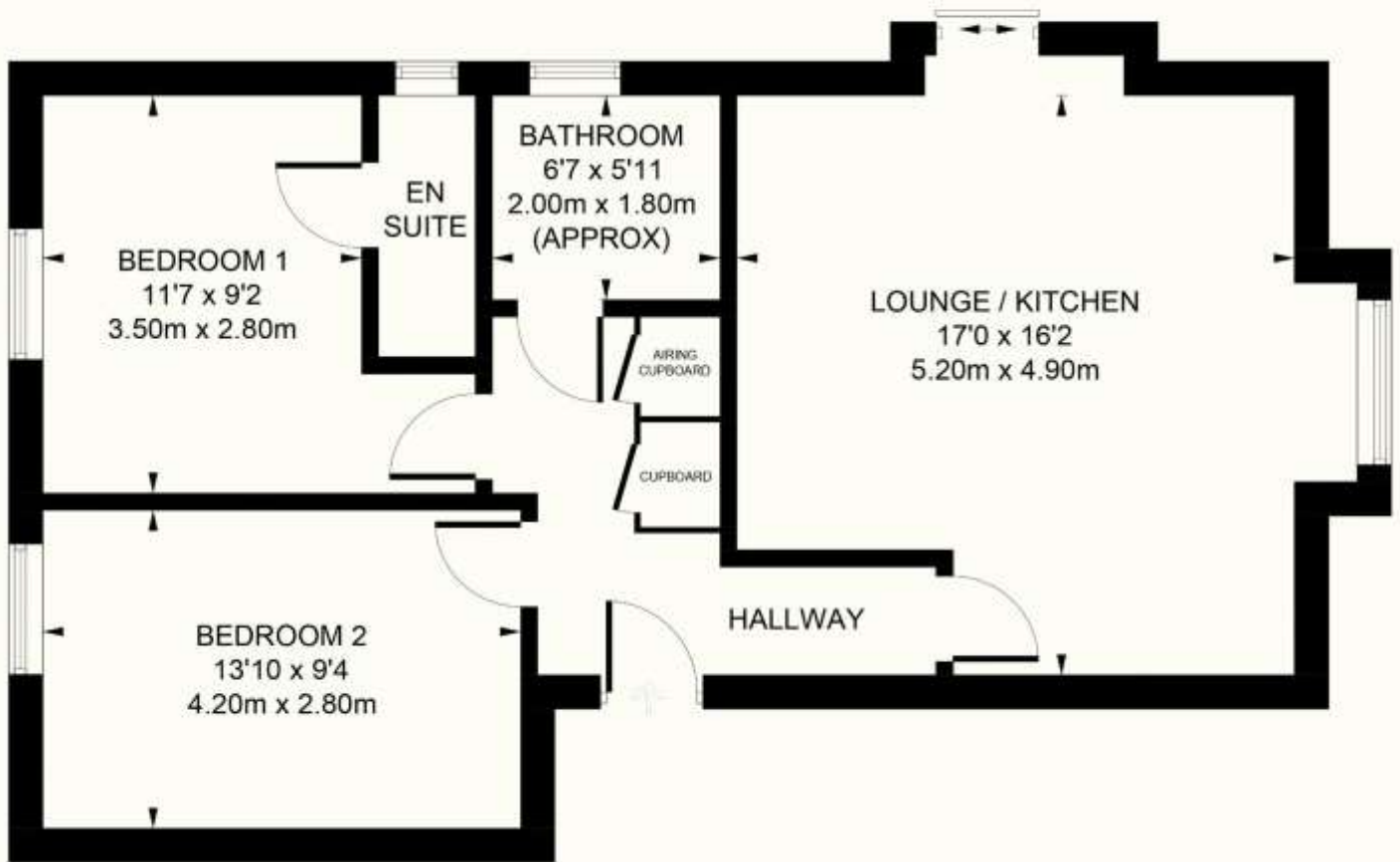
 The Property  
Ombudsman

 The Property  
Ombudsman  
LETTINGS





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

Uckfield      01825 703000  
 Crowborough      01892 489000  
 Heathfield      01435 511800  
[info@peteroliverhomes.co.uk](mailto:info@peteroliverhomes.co.uk)

Peter Oliver