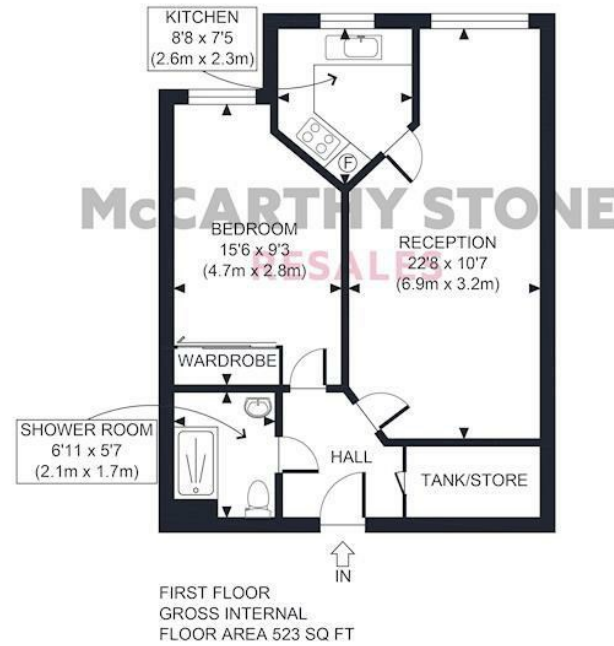


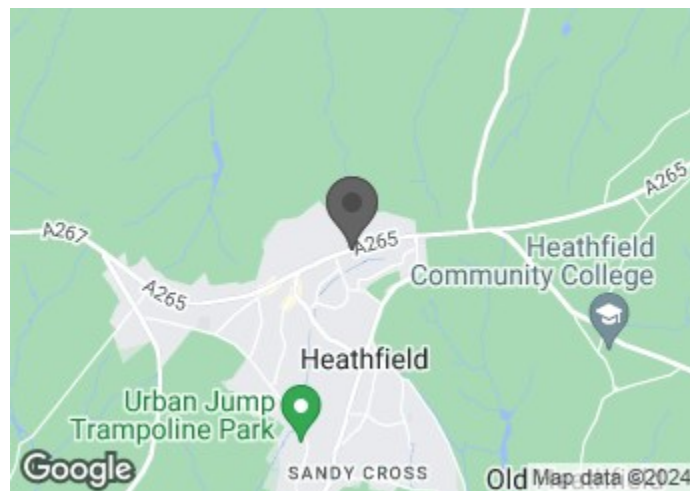
McCARTHY STONE RESALES

30 RIDGEWAY COURT MUTTON HALL HILL, HEATHFIELD, TN21 8NB



APPROX. GROSS INTERNAL FLOOR AREA 523 SQ FT / 49 SQM	Ridgeway Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 14/12/21 photoplan

COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	78



A very well presented one bedroom, first floor, retirement apartment for the over 60s.

McCARTHY STONE RESALES

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PRICE REDUCTION

ASKING PRICE £147,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

RIDGEWAY COURT, MUTTON HALL HILL,

1 BEDROOMS £147,000

SUMMARY

Ridgeway Court is a Purpose Built Retirement Living Development for the over 60s, built by McCarthy and Stone.

There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The apartment features a fully fitted kitchen, lounge/dining room one bedroom and separate shower room. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

Ridgeway Court is situated in an ideal location in the market town of Heathfield. The main high street is just a few hundred meters away, with all the services, local shops and amenities you need. There are bus services to Eastbourne or Tunbridge Wells.

It is a condition of purchase that all residents meet the age requirement of 60 years.

HALLWAY

Front door with spy hole leads to the large entrance hall, the 24 hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to the shower room, bedroom and living/ dining room. Illuminated light switches, smoke

detector and apartment security door entry system. Doors lead to the bedroom, living room and bathroom.

LIVING/ DINING ROOM

A generously proportioned living and dining room, benefiting from an abundance of natural light into the apartment. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats. Partially glazed door leads into a separate kitchen. Door to a walk-in storage cupboard,

KITCHEN

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with contrasting worktops. UPVC double glazed windows. Stainless steel sink with mono lever tap and drainer. Oven, ceramic four ring hob, extractor fan and integral fridge/ freezer.

BEDROOM

A spacious double bedroom with built in wardrobe, sliding mirrored doors housing rails and shelving. Ceiling lights, TV and phone point, windows to both rear and side.

SHOWER ROOM

Fully tiled and fitted with suite comprising of a shower, grab rails, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric towel rail and extractor fan.

CAR PARKING

CAR PARKING PERMIT SCHEME (subject to availability)

SERVICE CHARGE

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Including heating in the apartment.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £3,474.60 per annum (for financial year end 31/03/2025)

LEASEHOLD

Lease 125 Years from the 1st June 2012

Ground Rent: £510 per annum

Ground Rent Review Date: June 2027

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

