

McCARTHY STONE RESALES

27 PORTMAN COURT GRANGE ROAD, UCKFIELD, TN22 1FD



Total floor area 50.0 m² (538 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND:



| 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 | | | |
| | | 82 | 84 |



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STUNNING! This beautifully presented one bedroom, first floor apartment is so appealing and must be viewed to be fully appreciated. The layout provides ample and usable space in which to live comfortably within this sought after 'Retirement Living Plus' development.

ASKING PRICE £150,000 LEASEHOLD

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

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PORTMAN COURT, GRANGE ROAD, UCKFIELD

SUMMARY

Portman Court is an Assisted Living development built by McCarthy & Stone, designed specifically for the over 60s, for those who wish to enjoy independent living but may need some domestic support. There is an Estate Manager who leads the team and oversees the development. Each apartment has a fully fitted kitchen, electric economy 7-heating, fitted and tiled bathroom with shower and a 24 hour emergency call system.

Communal facilities include a homeowners lounge where social events and activities take place, a function room and landscaped gardens. There is a fully equipped laundry room and restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by pull cords in your apartment call as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Portman Court with additional domestic support available at an extra charge.

Portman Court is conveniently located close to the main High Street with a selection of shops.

ENTRANCE HALL

Front door with spy hole leads to the entrance

hall. Tunstall 24 hour emergency response pull cord system. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the bedroom, living room and bathroom.

LIVING ROOM

Beautifully presented and spacious living/dining room with feature fire surround and decorative electric fire. Window overlooking the rear landscaped gardens and the valley beyond. Two ceiling light points, power points. TV & telephone points. Partially glazed double doors lead onto a separate kitchen. Emergency pull cord.

KITCHEN

Fully fitted modern style kitchen with modern cupboard doors and co-ordinated work surfaces. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap and electrically operated kitchen window. There is an integrated fridge and integrated freezer and a fitted electric oven. There is also a fitted electric ceramic hob with extractor over. Emergency pull cord.

BEDROOM

A double bedroom of very good proportions with fitted double wardrobes. Window overlooking rear landscaped gardens. TV and phone point, ceiling lights. Emergency pull cord.

BATHROOM

Tiled and fitted with panel enclosed bath and

1 BED | £150,000

walk-in shower. Toilet, vanity unit with sink and mirror above. There are grab rails and non-slip flooring. Emergency pull cord.

SERVICE CHARGE (BREAKDOWN)

- 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

Service charge: £10,259.16 per annum (for financial year end 31/08/2024)

One hour of domestic support per week is included in the service charge.

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

LEASEHOLD

125 Years from April 2008

Ground Rent: £435 per annum

CAR PARKING

Parking is on a first come first served basis.

ADDITIONAL INFORMATION & SERVICES

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

