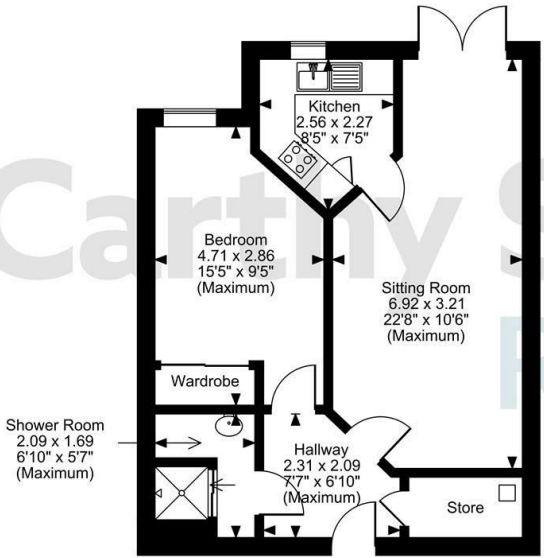
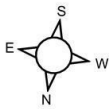


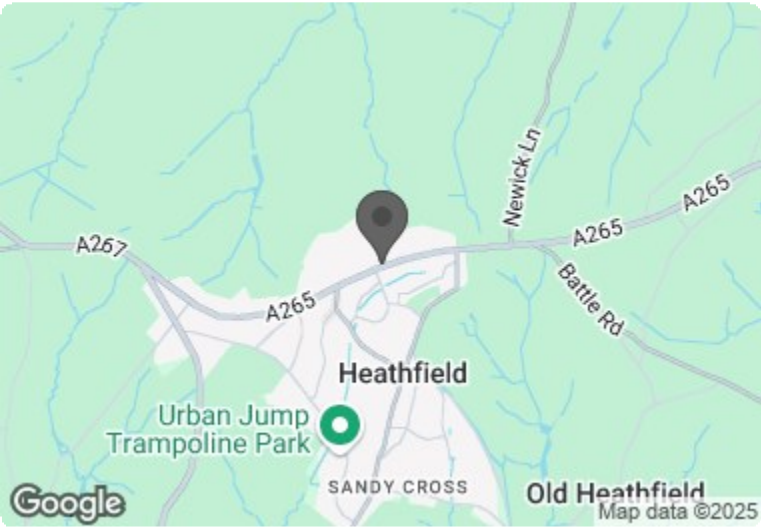
Ridgeway Court, Mutton Hall Hill, Heathfield, East Sussex
Approximate Gross Internal Area
520 Sq Ft/48 Sq M



Flat 1

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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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		
England & Wales	EU Directive 2002/91/EC	

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1 Ridgeway Court

Mutton Hall Hill, Heathfield, TN21 8NB

PRICE
REDUCED



PRICE REDUCTION

Asking price £177,500 Leasehold

A SUPERB one bedroom retirement apartment, boasting DIRCECT PATIO ACCESS from the living room, being ideally situated on the GROUND FLOOR and within close proximity to the developments COMMUNAL FACILITIES.

Call us on 0345 556 4104 to find out more.

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Ridgeway Court

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 development includes a Homeowners' lounge where social events take place, and lovely landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply).

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

LOCAL AREA

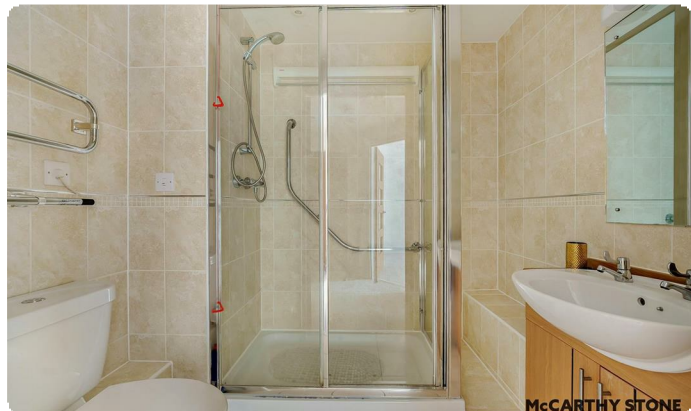
Ridgeway Court is situated in an ideal location in the market town of Heathfield. The main high street is just a few hundred meters away, with all the services, local shops and amenities you need. There are bus services to Eastbourne or Tunbridge Wells.

APARTMENT OVERVIEW

A superbly positioned, one bedroom apartment featuring; living room with direct patio access, a fully fitted kitchen, one double bedroom and a modern shower room. This apartment boasts an enviable position within the development, being located on the ground floor and within close proximity to the communal facilities.

ENTRANCE HALL

Front door with spy hole leads to the large



entrance hall, where the 24 hour Tunstall emergency response pull cord system is situated. From the hallway there is a door to a useful walk-in storage cupboard which houses the boiler. Illuminated light switches, smoke detector and apartment security door entry system. Doors lead to the bedroom, living room and shower room.

LIVING ROOM

A generously proportioned lounge benefiting from having glazed patio style doors opening onto a patio area. 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.

KITCHEN

Fitted kitchen with a range of modern low and eye level units and drawers with a complimentary roll top work surface. UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. Oven, ceramic hob, cooker hood and integral fridge freezer.

BEDROOM

Double bedroom with built in wardrobe with sliding mirrored doors housing rails and shelving. Ceiling lights, TV and phone point.

Shower Room

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



1 Bed | £177,500

SERVICE CHARGE (BREAKDOWN)

- 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.

Service charge of £3,545.05 per year (until financial year ending 31/03/2026).

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Lease Information

Lease Length: 125 years from 2012
Ground Rent: £425 pa
Ground rent review: Jun-27

CAR PARKING PERMIT SCHEME (subject to availability)

A car parking – permit scheme applies, check with the House Manager for availability.

