

PRICE REDUCTION



McCarthy & Stone
RESALES



39 Portman Court Grange Road, Uckfield, TN22 1FD
Asking price £180,000

LEASEHOLD

For further details
please call 0345 556 4104

39 Portman Court Grange Road, Uckfield, TN22 1FD

A TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT

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 bedrooms, living room and bathroom.

Living/Dining Room

Living/dining room of generous proportions. Two ceiling light points, power points. TV & telephone points. Partially glazed double doors lead onto a separate kitchen. Door to a large walk-in storage cupboard. Windows with views overlooking the rear gardens. 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 One

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

Bedroom Two

A good size double bedroom, raised electric sockets, window overlooking rear gardens.

Bathroom

Tiled and fitted with a low level panel enclosed bath and separate walk-in shower. Toilet, vanity unit with sink and mirror above. There are grab rails and non-slip flooring. Heated towel rail. 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

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

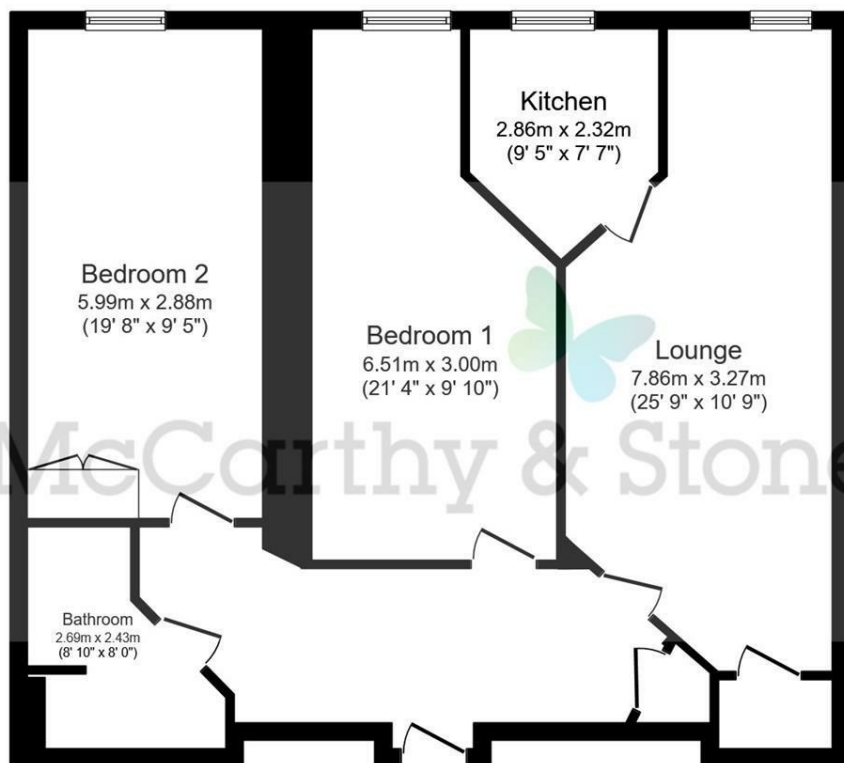
125 Years from 2008
Ground Rent £435.

Car Parking - first come first served basis

Car parking is strictly on a first come first served basis.







Floor Plan

Total floor area 85.0 sq. m. (915 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



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	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

McCarthy & Stone Resales Limited | 0345 556 4104 | www.mccarthyandstoneresales.co.uk
Registered Office: Fourth Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

