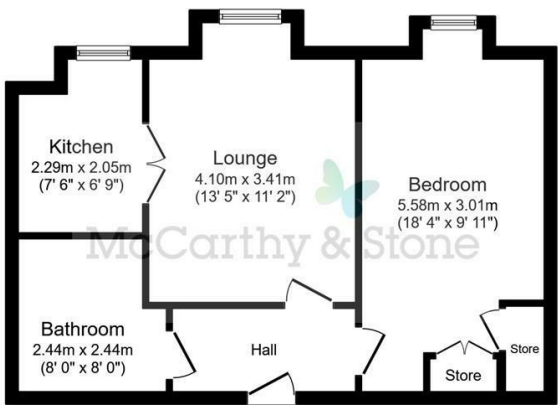


McCARTHY STONE
RESALES

42 PORTMAN COURT
GRANGE ROAD, UCKFIELD, TN22 1FD



Floor Plan

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.localagent.com

COUNCIL TAX BAND: C



| Energy Efficiency Rating | | |
|---------------------------------------------|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 84 | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

McCARTHY STONE
RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms.



ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF PORTMAN COURT
- BOOK NOW! A one bedroom second floor retirement apartment.

ASKING PRICE £155,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

PORTMAN COURT GRANGE ROAD, UCKFIELD, TN22 1QT

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 as well as onsite management 24 hours a day. There is also a mobility scooter storage and charging area which is conveniently on the same floor as this apartment.

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

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



1 BED | £155,000

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.

Service charge: £8,976.96 per annum (for financial year end 31/08/2023). 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

Ground Rent £435 per annum
125 years from first day of April 2008. The Rent is for the first 23 years of the term and then follows as per the Definition of Rent in the Lease thereafter. Therefore the first rent review will be in 2031

CAR PARKING - FIRST COME FIRST SERVED BASIS

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

