

40 Davenport Park

Gibraltar Rise, Heathfield, East Sussex, TN21 8LE



PRICE: Offers in the Region Of £70,000 **Lease: 139 years from 1986**

Property Description:

A DUAL ASPECT ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR WITH 100 YEARS LEFT ON THE LEASE Davenport Park was constructed by Rayford Properties and comprises 46 properties arranged over three blocks. One of the blocks has 2 levels and the others have 3 levels served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one bedroom and bathroom. There is one and two bedroom flats. The property benefits from a well maintained communal garden and direct pedestrian access from the car park to Sainsburys. The communal areas have been recently refurbished and updated. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property. This property also benefits from a lease extension

Residents' lounge & Kitchen (can be hired by residents for events)
Two Communal Laundry rooms
24 hour emergency Appello call system
Communal Satellite Dish (additional fees apply)

Guest Room with En-suite
26 parking spaces on a first come first served basis
Lift to all floors
Lease 139 years from 1986

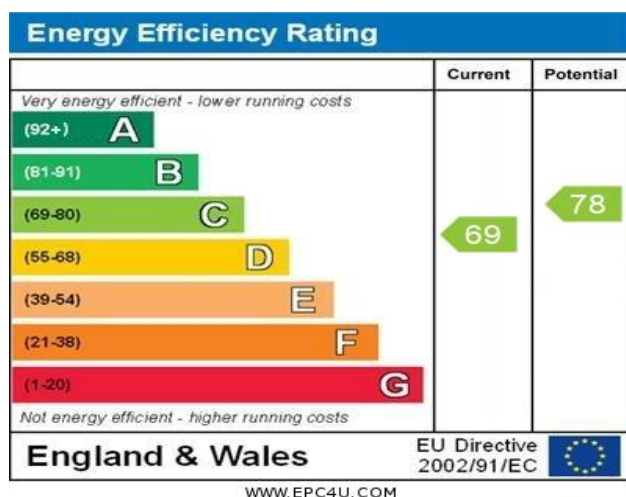


**For more details or to make an appointment to view, please contact
Miss Kalise Bucknell MNAEA**



Total floor area 46.9 sq.m. (504 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).
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For Financial Year Ending:

31/08/2025

Annual Ground Rent:

£326.00

Ground Rent Period Review:

2030

Annual Service Charge:

£3207.86

Council Tax Band:

B

Event Fees:

0% Transfer

0% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.