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Peter Oliver



## Eridge Road, Crowborough, TN6 2SL

- ▼ One Bedroom Retirement Flat
- ▼ Ground Floor Flat
- ▼ Modern Kitchen & Bathroom
- ▼ Over 65's Age Restriction
- ▼ Residents Parking to Rear
- ▼ Close to Town/Shops



### EPC RATING

Current:

69 | c

Potential:

77 | c

**£75,000**





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This one-bedroom retirement flat is very conveniently located on the Eridge Road in Crowborough just a short walk from the town centre shops and restaurants and comes with its own parking to the rear. The property gives adequate space for a single person or couple to live very comfortably and accommodates a lounge, kitchen, bedroom & bathroom all accessed from a hallway and private entrance with its own front door. The overall condition is good and would allow for new buyers to move straight in without work required. And for those looking to access other towns and the coast, the bus stop is almost directly opposite with regular services to Tunbridge Wells in one direction and the coast including Eastbourne, Hastings and Brighton in the other. A great retirement property in a convenient spot with good space and a nice finish. OVER 65's.

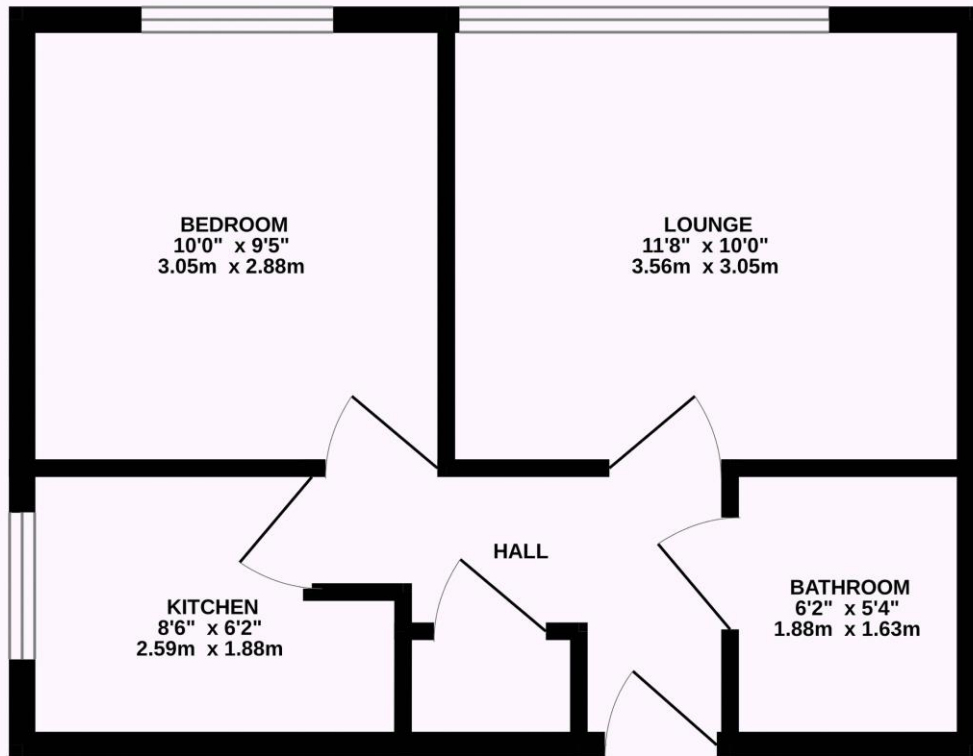
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TOTAL FLOOR AREA : 342 sq.ft. (31.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: LEASEHOLD

ANNUAL SERVICE CHARGE: £2701 paid between 01/04/2020 to 31/03/2021

GROUND RENT: £100.00 1/01/2020 to 31/12/2020

COUNCIL TAX BAND: B

LEASE LENGTH: 99 years from 29/09/84 (circa 61 years remain)

**Details provided by owners and would need to be verified before purchase**

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