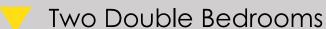
01825 703000 info@peteroliverhomes.co.uk

## Peter Oliver







- Upper Floor Flat
- Immaculately
- Garage & Parking
- Large Lounge/Diner
- Convenient Location



**EPC RATING** 

Current:

Potential: 78 | C GUIDE PRICE £225,000-£250,000

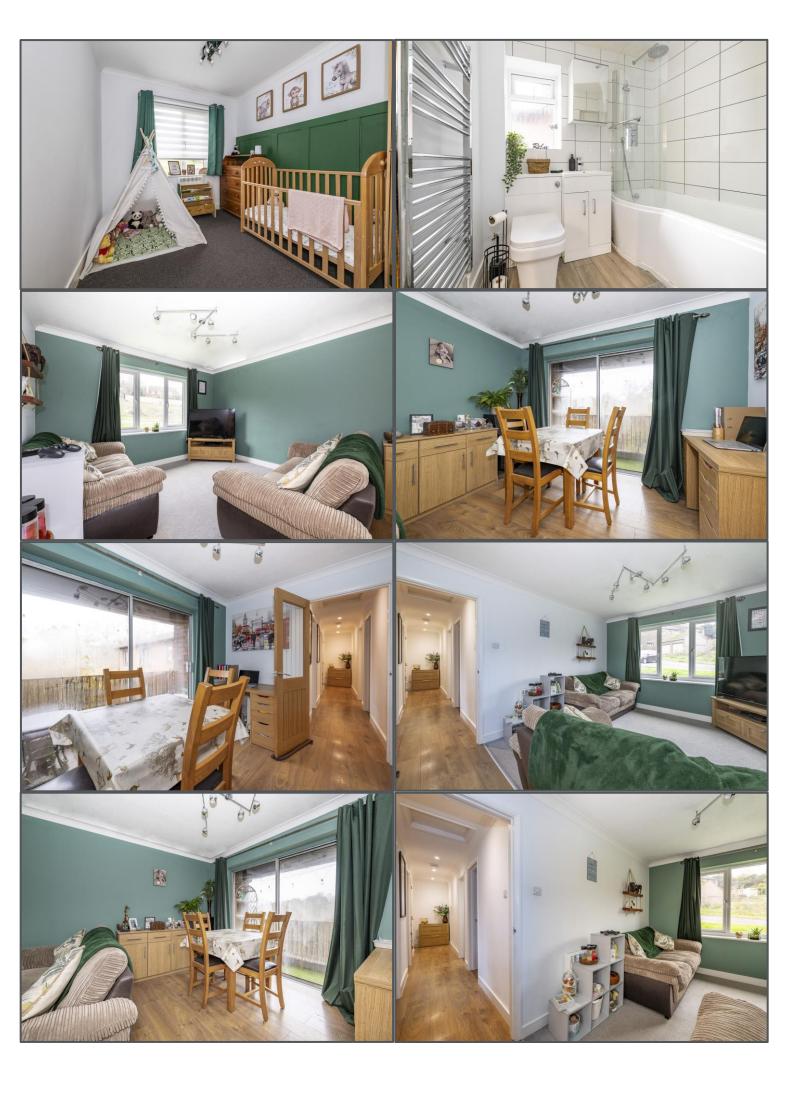


#### Hilders Farm Close, Crowborough, TN6 2XJ

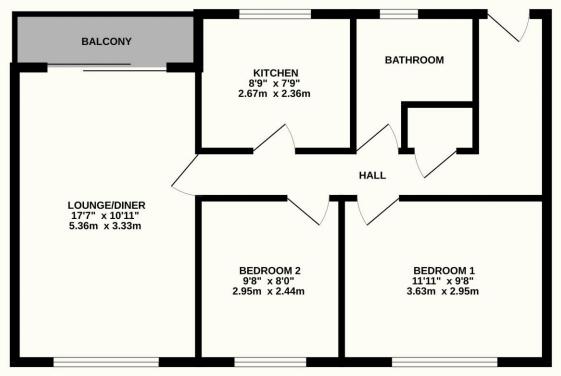
We are delighted to be marketing this stunning two bedroom upper floor apartment located near Crowborough High Street & train station with direct link to London. Presented in immaculate condition the property consists of entrance hall with storage cupboard, high spec kitchen with intergrated appliances, a modernised bathroom with shower over bath, two double bedrooms and a large, bright lounge/diner. There is also the added benefit of its own allocated parking space and a garage located just a short distance from the property.







### Peter Oliver



#### TOTAL FLOOR AREA: 623 sq.ft. (57.9 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:£1500 PA

GROUND RENT:£100 PA

COUNCIL TAX BAND:B

LEASE LENGTH:107 YEARS(150 from 1981) SERVICE CHARGE/RENT REVIEW DATES: TBV

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

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# Peter Oliver

The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are