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Peter Oliver



Hilders Farm Close, Crowborough, TN6 2XJ

- ▼ Two Double Bedrooms
- ▼ Upper Floor Flat
- ▼ Immaculately
- ▼ Garage & Parking
- ▼ Large Lounge/Diner
- ▼ Convenient Location



## EPC RATING

Current:

65 | D

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.

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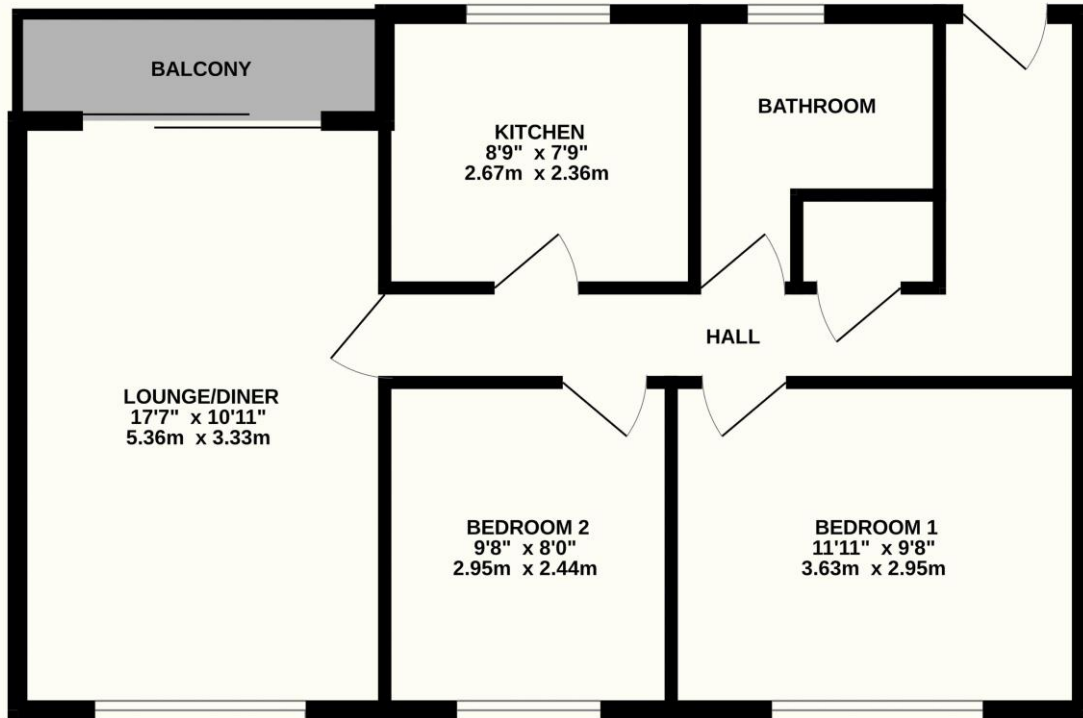
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**TOTAL FLOOR AREA : 623 sq.ft. (57.9 sq.m.) approx.**

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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