



29 Crittles Court
Townlands Road, Wadhurst, East Sussex

A well presented and spacious 2 double bedroom purpose built first floor apartment with communal gardens, situated in a quiet tucked away position in the heart of the village within easy walking distance of amenities. NO CHAIN.

Guide price £325,000 leasehold

Situation:

29 Crittles Court is situated in a sought after and quiet development of houses and apartments (with a 55+ age covenant). The development is located in the heart of Wadhurst village and the property enjoys a delightful outlook over the communal gardens at the front and rear, and is also within a few minutes' walk of the High Street, which offers an excellent range of shops and services for everyday needs including a Jempsons Local store and post office, butcher, pharmacy, florist, book shop, off licence, public houses, as well as a doctor's surgery and dentist.

The mainline railway station lies approximately a mile distant and provides a regular service to London Charing Cross/Cannon Street in under an hour. The A21 is also within easy reach and links with the M25.

The regional centre of Tunbridge Wells is about 6 miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East.

Description:

Completed in 1982, 29 Crittles Court is built with brick and decorative tile hung elevations beneath a tiled roof and the apartment benefits from being very well presented with light spacious rooms and double glazing throughout.

From the communal reception hall there is the benefit of a stair lift to the first floor. There is also a communal laundry room and guest suite for residents.

Arranged over one floor the accommodation includes; an entrance hall with a large double storage cupboard and access to the loft providing further storage, a large sitting room with lovely views across the front gardens which is open to a dining room with views across the rear gardens (double doors could be installed in the opening between the sitting room and dining room to separate the rooms, if required), a well appointed kitchen, a modern bathroom, a master bedroom with a good range of fitted wardrobes and a guest bedroom.

Outside there are large mature communal gardens, a single garage and visitor parking.

Current lease: 150 years from 1981

Services: Mains water and electricity

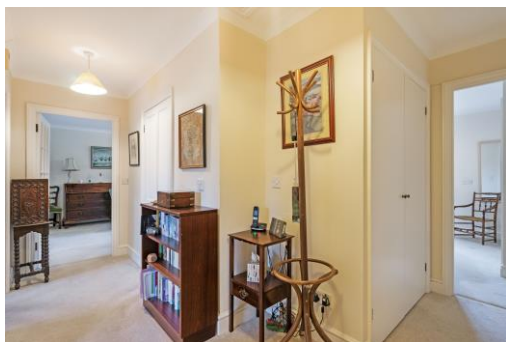
Local Authority: Wealden District Council (01892) 653311

Current council tax band: E

Current services charge: £5,608.00 per annum

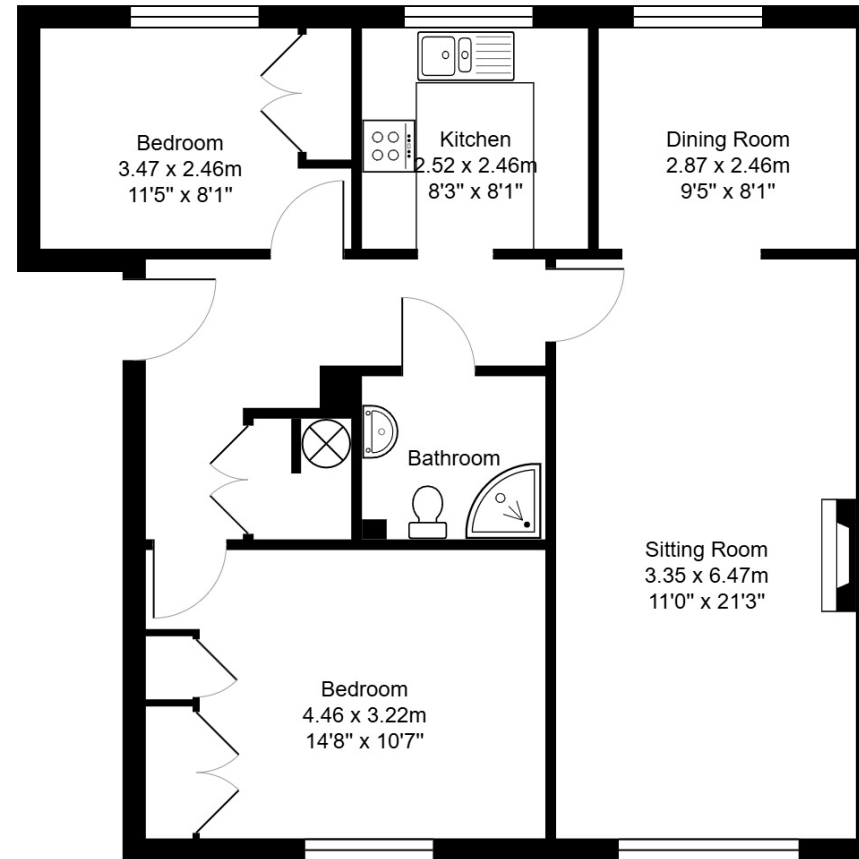
Current energy efficiency rating: D

Property address: 29 Crittles Court, Townlands Road, Wadhurst, East Sussex TN5 6BY



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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



First Floor Flat

Total Area: 74.6 m² ... 803 ft²

All measurements are approximate and for display purposes only.

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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