



OAKFIELD



Delves Close, Ringmer, BN8 5EW

Asking Price £125,000



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Newly refurbished through out and ready to move into, this first floor one bedroom retirement flat is for the over 55s, within a warden assisted development on the edge of Ringmer village. Built in 1987, this attractive development consists of 56 retirement flats within beautifully tended mature communal gardens with a large feature ornamental pond.

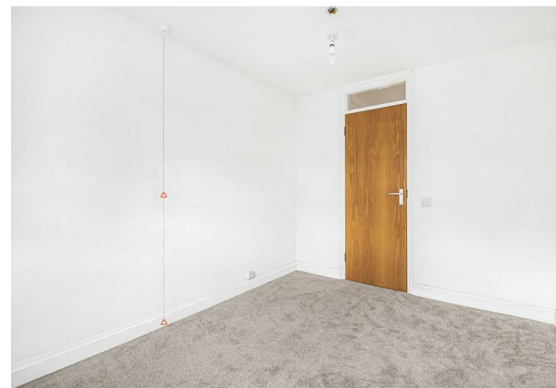
Recently refurbished, this flat offers a fresh and modern interior, ready for you to move in and make it your own. The warden-assisted living provides an added sense of security and support, making it an excellent choice for those seeking peace of mind.

This flat is conveniently situated on the corner of Delves House East wing, close to the Warden's accommodation. In the main building there is a communal Lounge and a Laundry Room. Guest facilities are available by prior arrangement along with sufficient visitor parking.

Measuring 441 sq ft, this property offers a well-proportioned living space with a bright and airy feel. The first-floor location provides a sense of privacy while still being conveniently close to local amenities and transport links.

Don't miss out on the opportunity to make this lovely flat your new home. Book a viewing today and envision yourself enjoying the convenience and comfort that this property has to offer.





Living Room

16'0" x 13'0" (4.88 x 3.97)

Kitchen

7'1" x 7'0" (2.17 x 2.14)

Bedroom

12'0" x 8'9" (3.66 x 2.68)

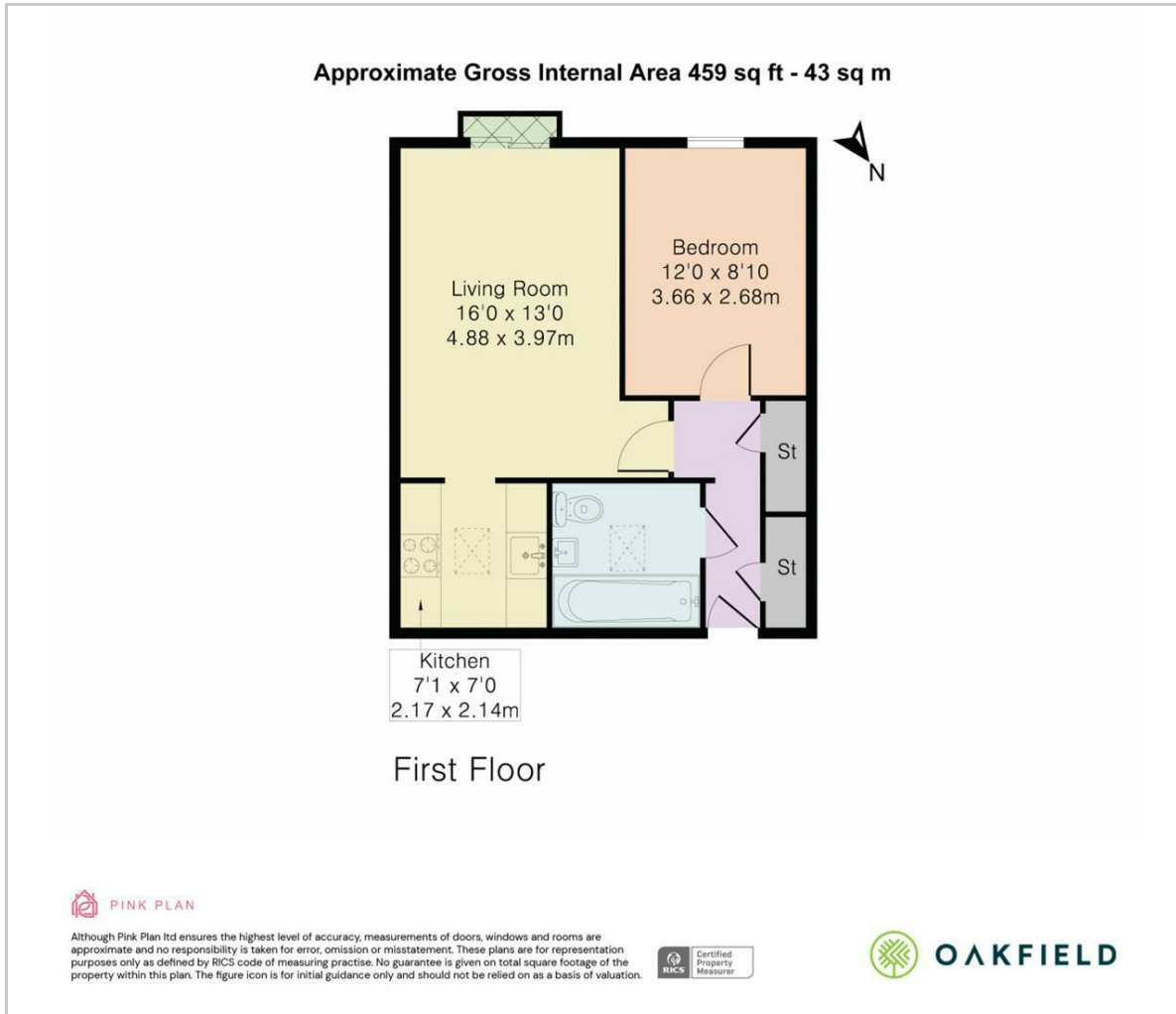
Council Tax Band B - £1947

Lease Information

The seller advises that the property is offered as leasehold and has approximately 87 years remaining on the lease. The service charge is approximately £2,800.00 per annum and a ground rent charge of £100.00



Floor Plan

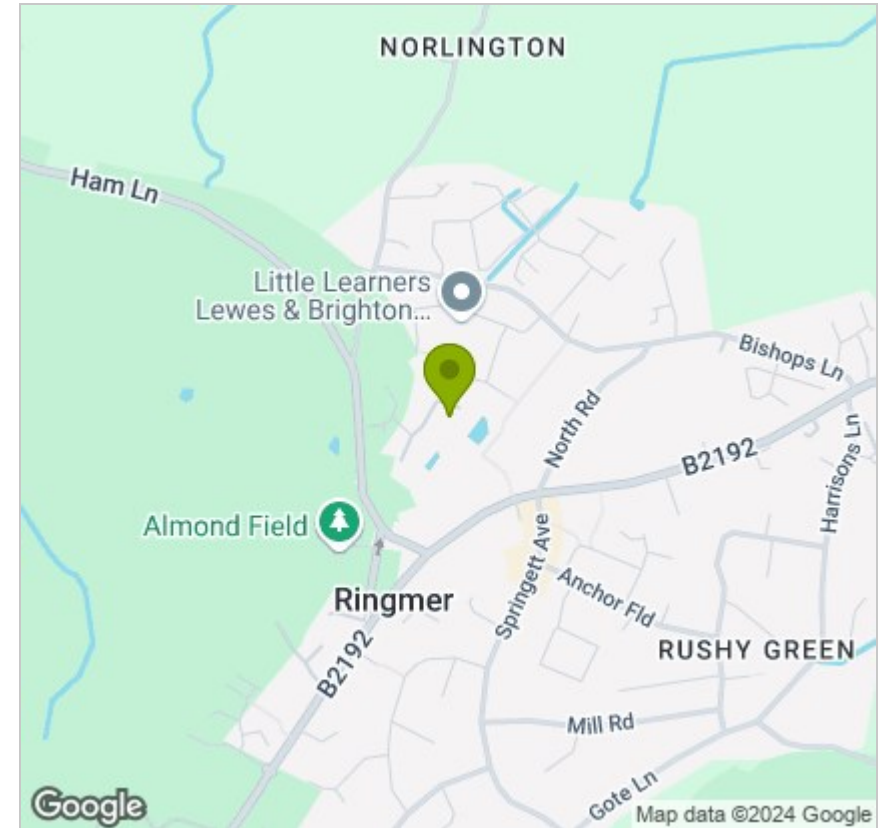


Viewing

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

