



OAKFIELD



Sand Ridge, Ridgewood, TN22 5ET

Asking Price £225,000



## Sand Ridge, Ridgewood, TN22 5ET

This immaculate two bedroom, tastefully presented ground floor apartment is perfectly suited for first time buyers, investors, and downsizers in turn key condition and ready to simply move in and enjoy.

We highly recommend a viewing to appreciate just how lovely this property is.

The purpose built building is first accessed via a communal front door with telephone entry system in to the communal hall.

A private door welcomes you into this apartment with its own inviting entrance hall with built in storage cupboard.

Doors from the hall lead to a master bedroom with built in wardrobe, a second double bedroom, modern and spacious family bathroom, and the impressive open plan kitchen/living/dining room.

This apartment benefits from being the only one with French doors opening to the well maintained communal garden. The kitchen benefits from integrated appliances and a good range of both high and low level units.

Outside parking areas are arranged by way of allocation, the space for this particular apartment being located through the archway of the building.

There is also secure outside communal storage space ideal for items such as bikes etc.

For more information please contact us on 01435 864233





#### Location

The apartment is situated in a quiet off-road location within a cul-de-sac on the popular Sand Ridge development at Ridgewood.

Uckfield town centre is just under a mile away with its ample shopping facilities and railway station with direct connections to London Brid

#### Kitchen/Living Room

19'2 x 13'0 (5.84m x 3.96m)

#### Bedroom

12'6 x 8'5 (3.81m x 2.57m)

#### Bedroom

12'9 x 9'4 (3.89m x 2.84m)

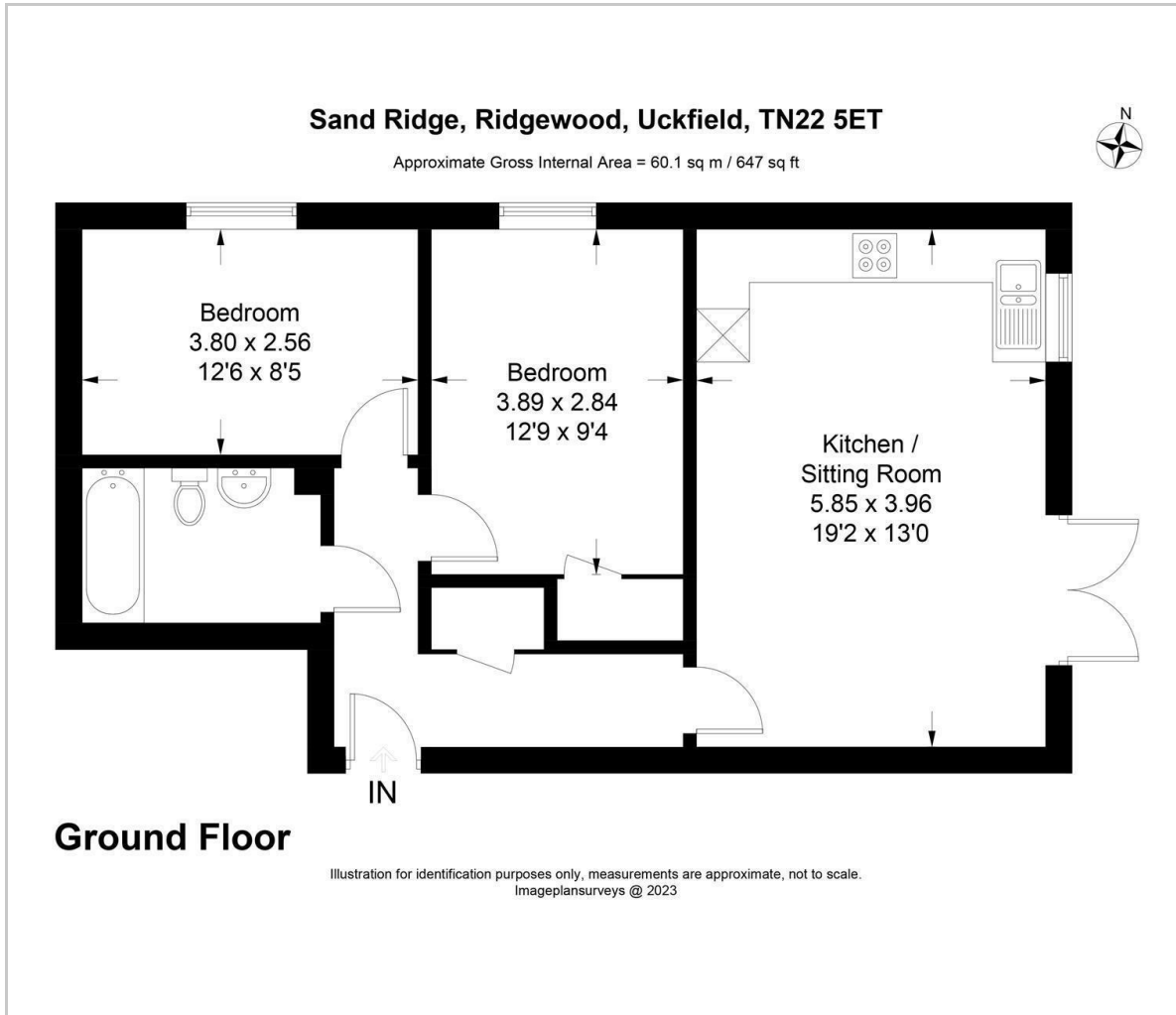
**Council Tax Band - C £2100**

#### Lease Information

The seller advises that the property is offered as leasehold and has approximately 113 years remaining on the lease. The service charge is approximately £195.60 per month with a ground rent of £300 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.



## Floor Plan

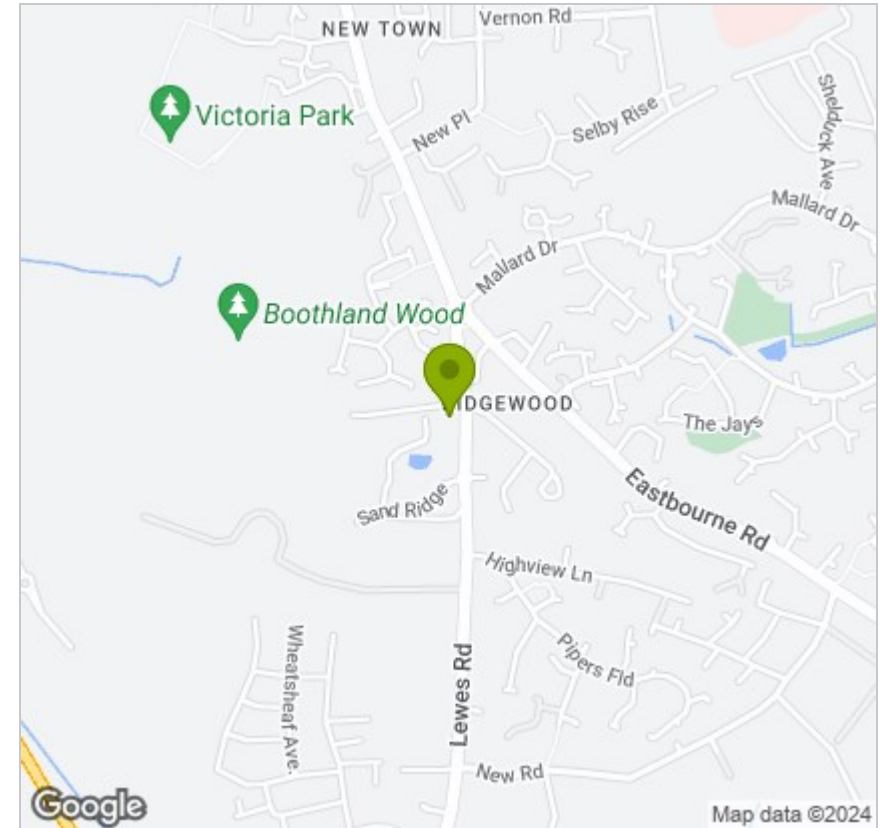


## Viewing

Please contact us on 01825 762132  
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

