



OAKFIELD



Mill Lane, Uckfield TN22 5AZ

Auction Guide £40,000



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This well presented one bedroom first floor retirement flat for the over 60's is offered to the market with NO ONWARD CHAIN enjoying an outlook over the River Uck situated within easy walking distance of Uckfield high street and mainline train station with links to London.

Residents benefit from the use of a stair lift within the 1980's purpose built building whilst also having use of a residents lounge, laundry facilities and communal gardens.

A communal front door with telephone entry system welcomes you in to the communal hall and stairs lead to the first floor with the aid of a stair lift.

A private front door to this apartment opens in to a spacious entrance hall with fitted storage cupboard and separate airing cupboard to side.

Doors then lead to the bathroom with a modern white suite, spacious double bedroom with large built in wardrobe to one wall, and a living/dining room with feature electric fireplace that then leads to the modern kitchen via a sliding door.

Location:

The property is conveniently located in Uckfield town centre within walking distance of the high street and railway station which has commuter services to London/London Bridge.

The town benefits from a wide range of amenities including shops, restaurants, cinema, library, local hospital, bus station and schooling for children of all ages including community college.

The coastal towns of Eastbourne and Brighton, the Royal Spa town of Tunbridge Wells, Gatwick airport and the M23/M25 motorways are all within a convenient driving distance as is the Ashdown Forest with its some 6,500 acres of scenic walks and riding by permit.

This property is for sale by Modern Method of Auction and viewers/bidders' personal data will be shared with IAM-Sold Ltd (the Auctioneer). Buyer & Seller are to complete the transaction within a 56 Day Reservation Period. If buying with a mortgage, check the properties suitability with your lender before bidding.





The buyer will sign a Reservation Agreement and make payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. The Reservation Fee is paid in addition to the purchase price and is considered within the calculation for stamp duty. Buyers are to provide the Auctioneer with proof of funding and complete ID checks. Successful buyer will also pay £349 inc VAT for a Buyer Information Pack which viewers should review fully before bidding.

Living Room

14'10 x 11'8 (4.52m x 3.56m)

Bedroom

15'1 x 11'3 (4.60m x 3.43m)

Kitchen

8'6 x 5'11 (2.59m x 1.80m)

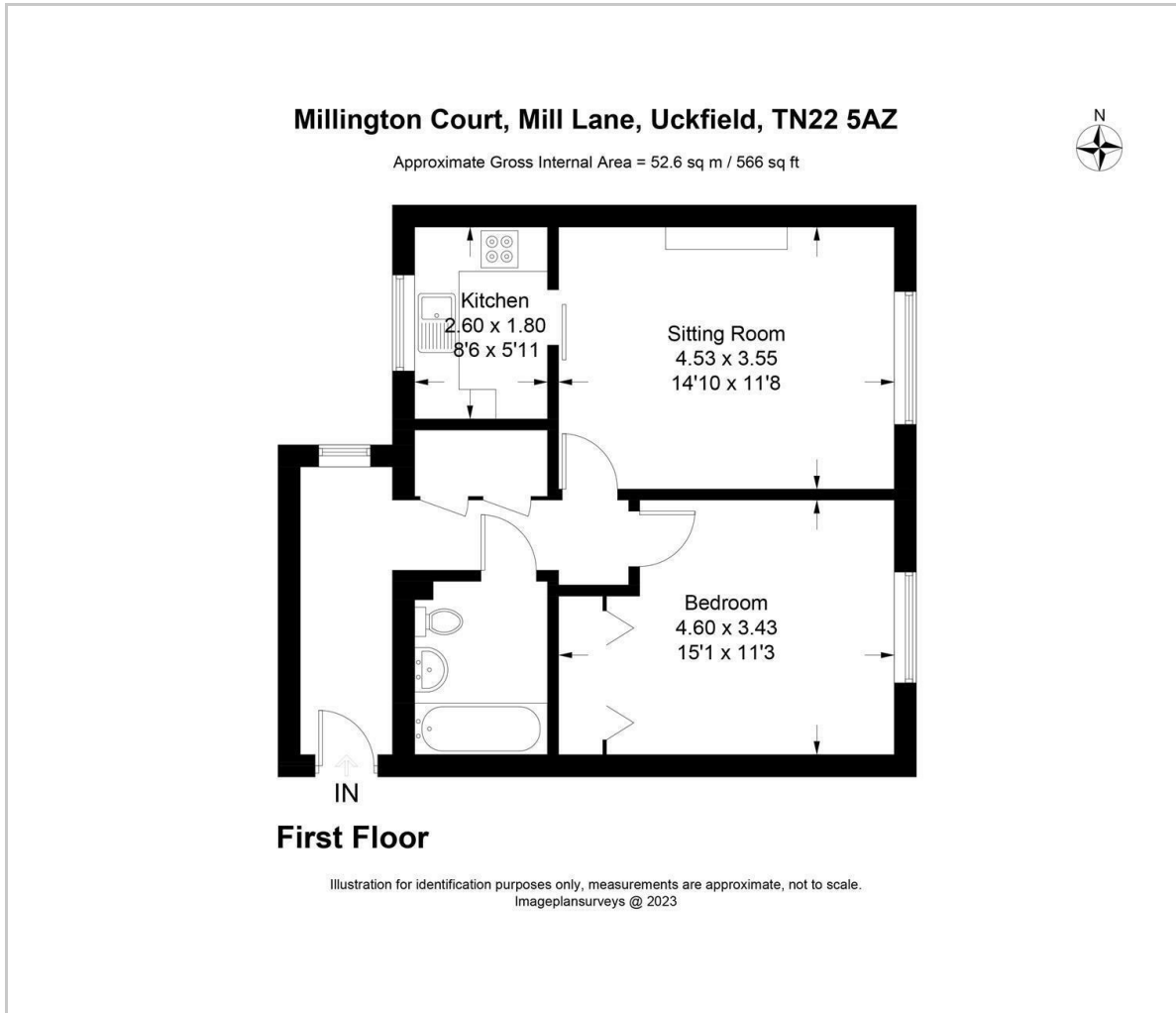
Council Tax Band - A £1575

Lease information

The seller advises that the property is offered as leasehold and has approximately 99 years remaining on the lease. The service charge is approximately £280 per month with a ground rent of £50 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

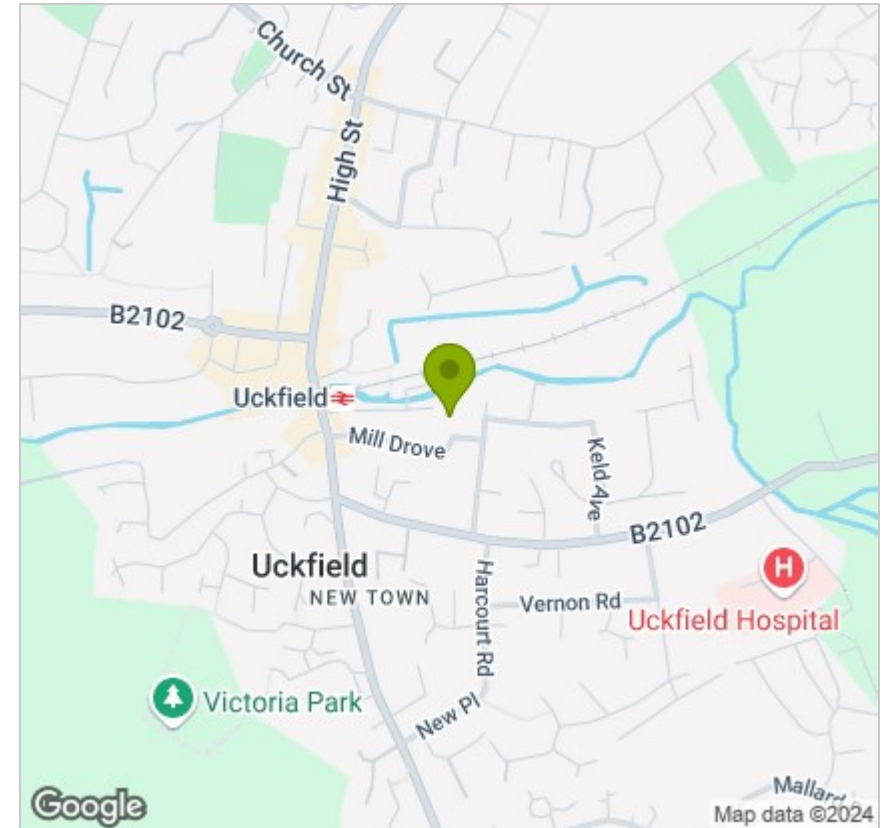


Viewing

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

