



£300,000-£320,000 guide price

10 Danforth Way, Ringmer, East Sussex, BN8 5GF

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# The property...

A great opportunity to purchase this beautifully presented and recently built, centrally located two bedroom, two bathroom first floor apartment with private parking space and share of freehold.

**Communal Entrance Hall-** Entryphone receiver, stairs to first floor.

**Entrance Hall-** Front door, painted panelled doors to principal rooms. Two hall cupboards.

**Sitting Room-** Measuring a generous 18'6 x 13'9 this wonderfully bright and sunny room boasts a feature painted wall and enjoys elevated views to the front. There is space for a table and is mostly open plan to;

**Kitchen-** Modern fitted kitchen comprising an excellent choice of Hi-Gloss cupboards and drawers and benefitting from integral appliances. Views to the front.

**Bedroom 1-** A double bedroom with fitted wardrobes with sliding doors, door to-

**EnSuite-** Modern shower room comprising of a generously sized shower enclosure with sliding door, wc and wash hand basin set into a vanity unit. Modern tiled surrounds, window to the rear.

**Bedroom 2-** A comfortable double bedroom, currently used as a home office.

**Bathroom-** Modern suite comprising of a bath with shower over with glass screen door. WC and wash hand basin. heated towel rail and modern tiled surrounds.

**Parking Space-** Allocated parking space located to the side of the property.







## Outside and Location...

**Danforth Way** forms part of the popular Caburn Fields development which is now approximately 3 years old. The development is located in the heart of the popular village of Ringmer within easy reach of the village centre.

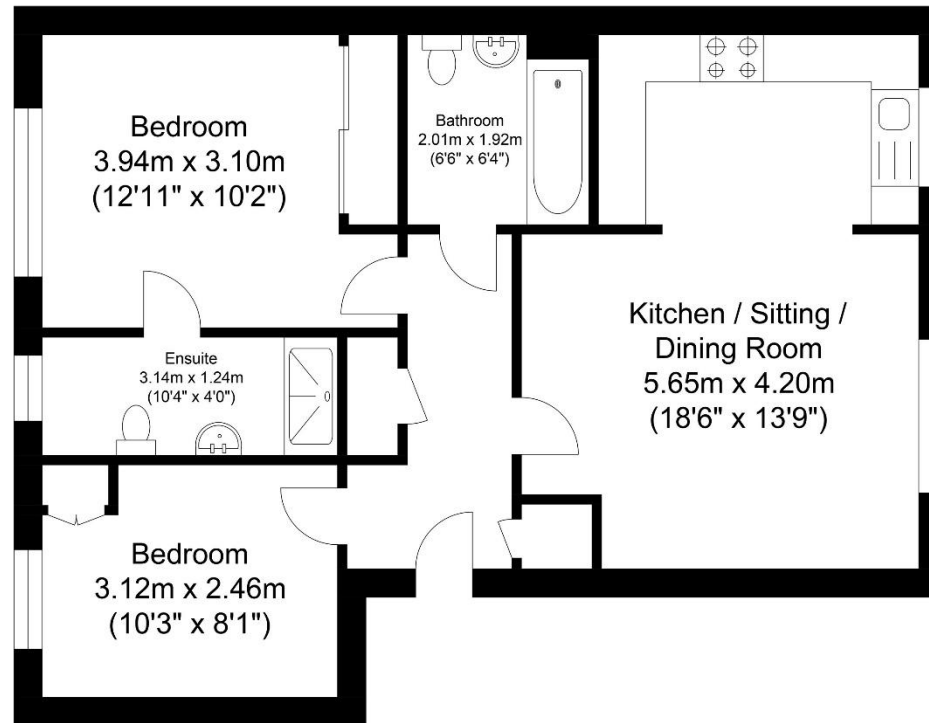
This thriving village boasts a parade of well serviced, mostly independent shops, including a popular butcher, a Café, a bakery and the Morrisons Local houses the local Post Office. The village also offers a coffee shop, hairdressers, dentist, modern health centre and a pharmacy along with 3 public houses each offering dining services and schooling catering for all ages from Nursery to Secondary School.

Tenure - Share of Freehold with 995 years remaining  
Ground Rent- Peppercorn  
Gas central Heating - Double Glazing.  
EPC Rating - B  
Council Tax Band - C

### Charges 2025

Service Charges- £1,178.20  
Estate Charges- £181.98





Top Floor  
Approximate Floor Area  
609.02 sq ft  
(56.58 sq m)

Approximate Gross Internal Area = 56.58 sq m / 609.02 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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