



WOOD & PILCHER



- Ground Floor Apartment
- Designed for the over 60s
- Double Bedroom
- Communal Gardens
- Communal Parking
- Energy Efficiency Rating: C

Graycoats Drive, Crowborough

£155,000

woodandpilcher.co.uk



1 The Meadows, Graycoats Drive, Crowborough, TN6 2JU

Built in the late 1980s The Meadows is a small retirement development designed for the over 60s and its location is ideal for access to an array of amenities nearby. This apartment comprises of an entrance hall, living room, kitchen, double bedroom and a shower room. Outside are delightful communal gardens and shared parking on a first come first serve basis.

COMMUNAL ENTRANCE:

Access via telephone entry system and private timber front door into:

ENTRANCE HALL:

Wall mounted entry phone system, smoke alarm, cupboard housing consumer unit and shelving and carpet as fitted.

LIVING ROOM:

Carpet as fitted, telephone/tv points and large double glazed window to front overlooking well maintained grounds.

DOUBLE BEDROOM:

A generous bedroom with built in wardrobes to one side plus an additional cupboard with shelving, carpet as fitted, telephone point and double glazed window to rear overlooking the communal garden.



SHOWER ROOM:

Large fully tiled double shower cubicle with Aquastream electric shower, pedestal wash hand basin, low level wc, chrome heated towel rail, shaver point with built in light, tiled flooring and obscured double glazed windows to rear and side.

KITCHEN:

Range of wall and base units with work tops over and tiled splashback, ceramic sink with mixer tap, separate spaces for a washing machine, electric oven and fridge/freezer, wall mounted Gloworm gas boiler and heating controls, vinyl flooring, radiator, large cupboard housing hot and cold water tanks and double glazed window to front.

OUTSIDE:

Use of communal gardens and use of communal parking on a first come first serve basis.

SITUATION:

Graycoats Drive is situated within easy reach of the town centre and offers a number of independent retailers, cafes, restaurants and supermarkets. Local sporting facilities include Crowborough Leisure Centre, which houses a large swimming pool, Golf clubs at both Boars Head and Beacon and Crowborough Tennis & Squash club. The nearby mainline railway station at Jarvis Brook provides regular services to both London and the South Coast and convenient bus services to both the larger spa town of Royal Tunbridge Wells (approximately 8 miles distance) and the coastal town of Brighton (approximately 24 miles).

TENURE:

Leasehold

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.

AGENTS NOTE:

Our vendor advises us that the lease length is 99 years from 1st January 1987. These details should be clarified by a buyers own legal advisor.

AGENTS NOTE:

In view of the restrictions imposed by the Government in relation to Coronavirus, we have produced a virtual viewing of the property to enable you to obtain a better picture of it. We accept no liability for the content of the virtual viewing and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(94-100)	B		
(81-93)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs		72	75

England, Scotland & Wales

EU Directive 2002/91/EC



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Total Area: 46.3 m² ... 499 ft²

Whilst every attempt has been made to measure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. Any services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

