

**TO LET**



**Portman Court, Grange Road**  
**£1,300 pcm**

  
**MARTIN&CO**

## Portman Court, Grange Road

Retirement Apartment,  
1 bedroom, 1 bathroom

£1,300 pcm

Date available: 7th June 2024

Deposit: £1,500

Furnished Optional

Council Tax band: C

- Central Location
- 24 hour a day Manager on call
- Residents Lounge
- Restaurant
- Service package and water bills included in Rent
- Emergency 24 hour call system in all

Available Date - 7th June 2024

Holding Deposit - £300.00

Rent - £1300pcm

Deposit - £1500

Council Tax Band – 'C'

Electricity Supply – Mains

Water Supply – Included

Sewerage – Included

Heating – Electric

Broadband – Super Fast available (according to Ofcom)

Mobile Signal Coverage – Likely (according to Ofcom)



Parking – Visitor bays / street

ENTRANCE HALL Storage cupboard.

LOUNGE/DINER 25' 5" x 10' 6" (7.76m x 3.22m) Spacious room. Feature Fireplace with marble surround. Patio Door.

KITCHEN 9' 4" x 7' 7" (2.87m x 2.33m) Fitted with a range of eye level and base units, fan assisted electric oven and hob. Integral fridge and separate freezer.

BEDROOM 18' 6" x 10' 0" (5.66m x 3.07m) Spacious double bedroom with built in wardrobes and storage.

BATHROOM 10' 1" x 8' 8" (3.09m x 2.66m) Fitted with a white suite including panelled bath and separate wet room style walk in shower.

OUTSIDE Private patio area with bedding area.

COMMUNAL FACILITIES Lounge with conservatory area where residents have the option of social events and activities.

Subsidised Restaurant providing table service.

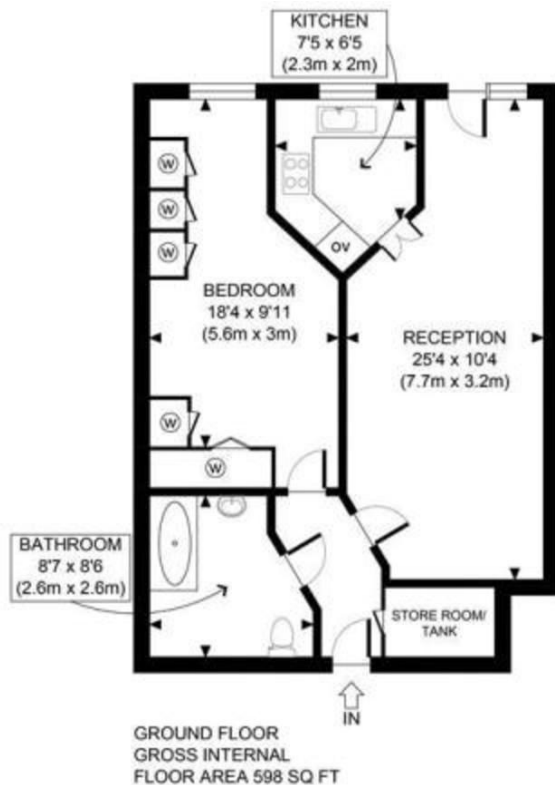
Landscaped gardens

Fully equipped Laundry Room

Storage area and charging for Mobility Scooters



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA 598 SQ FT / 56 SQM	Portman Court TN22
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 20/10/20
	photoplan

## Martin & Co Uckfield

94c High Street • Uckfield • TN22 1PU  
T: 01825 744033 • E: uckfield@martinco.com

# 01825 744033

<http://www.martinco.com>

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.