



Montargis Way, Crowborough, East Sussex, TN6 1JF

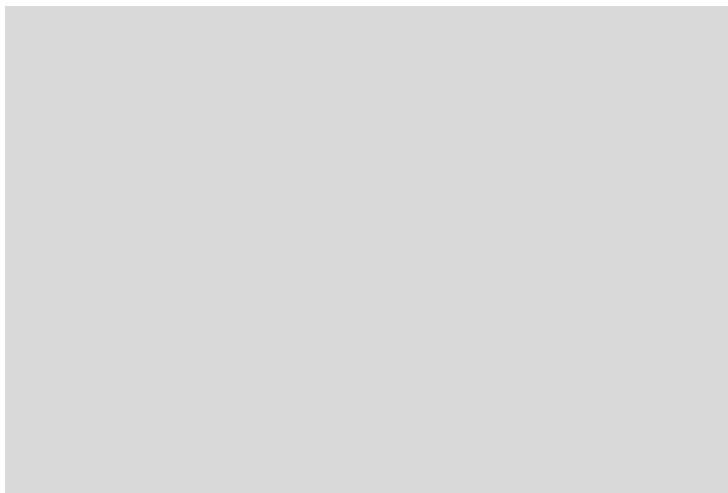
£95,000 Leasehold

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## *in brief...*

- Communal entrance with security intercom system
- Double bedroom
- Sitting room with glazed doors opening to a patio and garden
- Modern re-fitted shower room
- Kitchen

- Security pull cord system
- Communal On-Site Facilities Including Laundry, Guest Accommodation and a Large Communal Lounge
- Ample residents and visitors parking
- Attractive and well maintained communal gardens
- Vacant possession available



## *in more detail...*

A ground floor one double bedroom retirement apartment with an adjoining patio/garden forming part of this modern and well managed development located in a quiet, tucked away position within a short stroll of a bus route linking with the neighbouring districts. This impressive apartment enjoys direct access from the sitting room via patio doors onto an adjoining patio/communal gardens, a seldom found luxury with retirement properties. The flat is offered for sale with vacant possession available and comprises in brief a communal entrance with security intercom system, an entrance hall with large built-in storage cupboard, a double bedroom, a good-sized sitting room with patio doors to gardens, a kitchen and a modern re-fitted white shower room with double width shower. On site facilities include a communal lounge and laundry room as well as overnight guest facilities and a 24 hour emergency pull cord system. The communal gardens and grounds surround the building and are laid to lawn interspersed and flanked with numerous mature shrubs with extensive seating areas. There is ample residents and visitors parking positioned to the front of the building. EPC Band D.



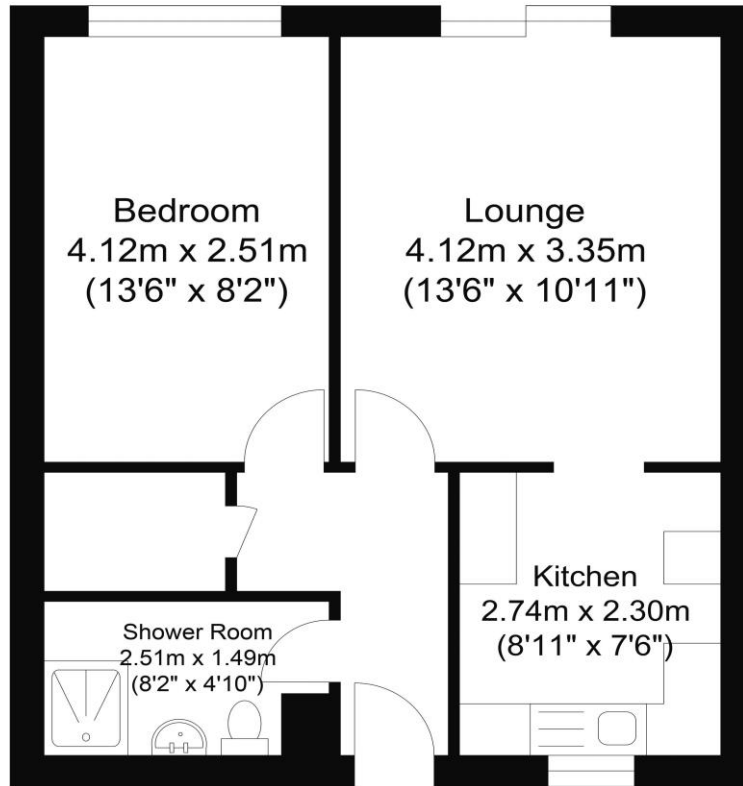
## *the location...*

The property is positioned in a quiet tucked away location within the popular and sought after Montargis residential development situated midway between the town centre of Crowborough and the railway station with trains to London Bridge in approximately one hour. Crowborough town centre offers a wide variety of shopping facilities with and selection of supermarkets, independent individual shops, and restaurants. The area is well served with a wide selection of schooling, (Whitehill Infant School being within walking distance), Beacon Community College and highly regarded primary schools, good sporting facilities including Crowborough Leisure Centre and two golf courses. The stunning 6,000 acre Ashdown Forest, the inspiration behind A.A Milne's Winnie the Pooh books is also within very close proximity offering numerous outdoor pursuits and scenic walks.

Please check google maps for exact distances and travel times (property postcode: TN6 1JF)

## *worth bearing in mind...*

The Spa town of Royal Tunbridge Wells with its theatres, shopping and leisure complex is within a short driving distance (approximately 8 miles), and the coastal town of Eastbourne and City of Brighton can be reached by road in approximately one hour.



Approximate Floor Area  
 446.48 sq ft  
 (41.48 sq m)

Approximate Gross Internal Area = 41.48 sq m / 446.48 sq ft  
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