

Banfield Estate Agents

22 Ashlands Hilders Farm Close

Crowborough, TN6 2XJ

£1,300 Per Calendar Month

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Banfield Estate Agents are delighted to present to the market this light and airy, three bedroom, ground floor apartment in the Ashlands development, on Hilders Farm Close. Located within easy reach of Crowborough High Street and local amenities. Crowborough is home to a range of shops, supermarkets and restaurants with reliable bus services to Tunbridge Wells, Brighton and Eastbourne as well as mainline train services to London. The accommodation itself comprises of a double aspect living/ dining room, separate kitchen, modern bathroom and three bedrooms. There is also the added benefit of a balcony and garage en bloc. Internal viewing is highly recommended.

Entrance
Glazed communal front door to the building. The apartment is situated on the ground floor, accessed via the communal hallway.

Hallway
Front door opening into hallway with coconut matting and wood effect flooring. Entry phone system. Airing cupboard housing hot water tank and benefitting from slatted shelving. Night storage heater. Consumer unit. Doors to:-

Living/ Dining Room
This spacious, dual aspect room benefits from a UPVC double glazed window to the front and double glazed sliding doors leading out to the private balcony. Ample room for living and dining furniture. Night storage heater.

Kitchen
A range of wood effect wall and base units line the perimeter of this kitchen with granite effect laminate worktop and upstand. UPVC double glazed window to the front of the property with stainless steel sink and drainer below. 'Belling' electric hob with low level oven below and 'Hotpoint' extractor above. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Tile effect vinyl flooring.

Bedroom One
A light and bright, well proportioned room with UPVC double glazed window overlooking the rear communal gardens. Two single wardrobes boasting hanging and shelving storage. Wood effect flooring.

Bedroom Two
Another airy room with UPVC double glazed window to the rear. Wall mounted electric heater beneath. Wood effect flooring.

Bedroom Three
UPVC double glazed window to the rear of the property. Electric wall mounted heater below.

Bathroom
This part tiled bathroom comprises of panel bath with chrome taps and 'Triton Seville' wall mounted shower over. Useful vanity storage cupboard with sink above. Concealed cistern with push button flush. Opaque double glazed window to the front. Heated towel rail. Shaver socket. Vinyl flooring.

Balcony
A private balcony, which is the perfect spot for outside dining or relaxing looking over the communal gardens to the rear.

Garage
Garage en bloc with up and over door to the front.

Additional Information
Wealden District Council. Council Tax Band B.
Lease: 150 years from 1981 (108 years remaining).
Current Maintenance Charge: £330.83 per quarter.
Current Ground Rent: £25 per quarter (approximately)





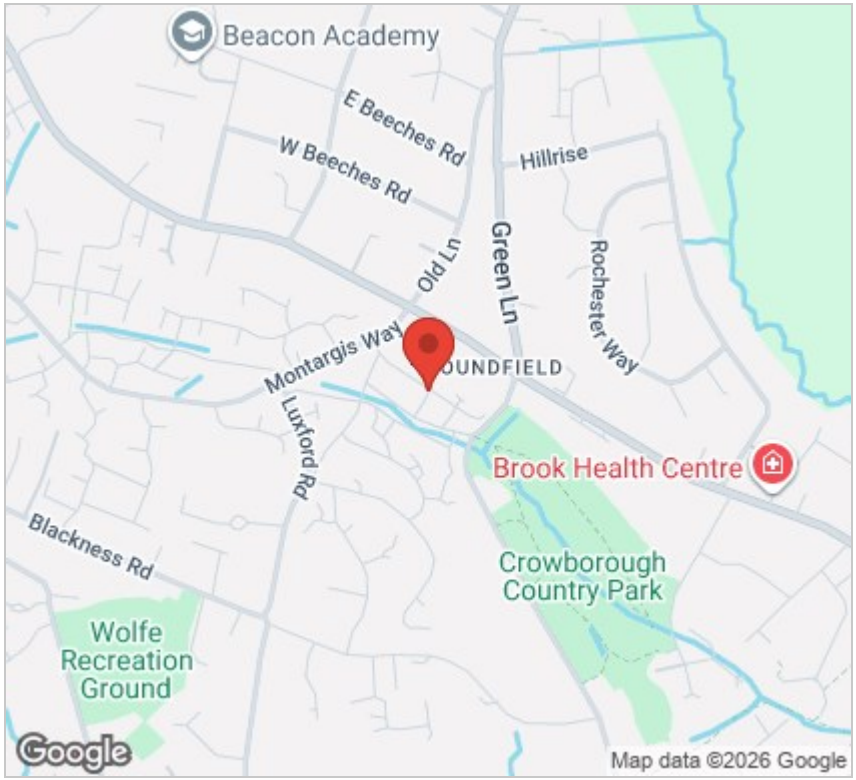





Floor Plan



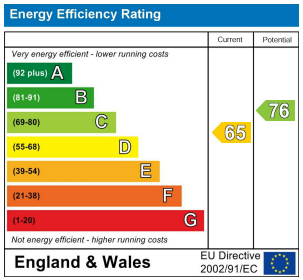
Area Map

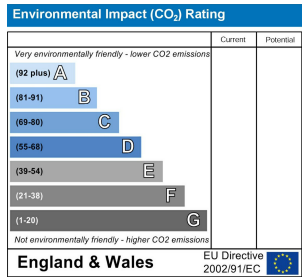


Viewing

Please contact our Banfield Estate Agents Office on 01892 653333
if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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