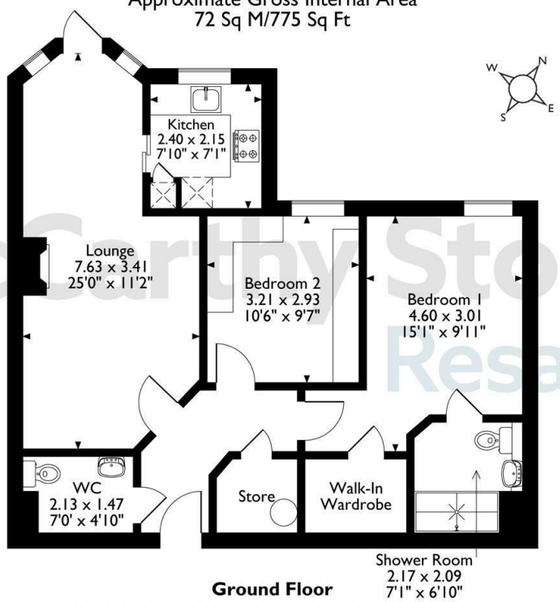
McCarthy Stone
Resales

Holmes Place, Flat 1, Crowborough Hill, Crowborough, East Sussex
Approximate Gross Internal Area
72 Sq M/775 Sq Ft

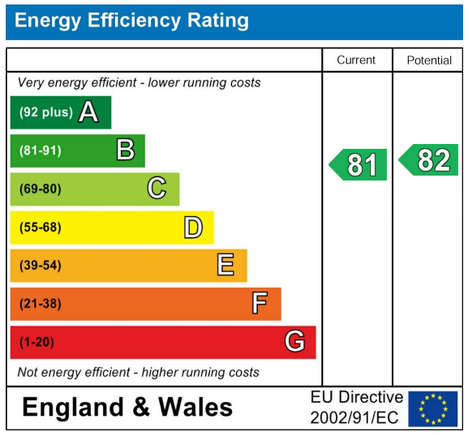


Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8672968/DST.

Council Tax Band: D





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

1 Holmes Place

Crowborough Hill, Crowborough, TN6 2RS

PRICE REDUCED







PRICE REDUCTION

Asking price £340,000 Leasehold

This BEAUTIFUL two bedroom retirement apartment is located on the GROUND FLOOR and boasts a PRIVATE PATIO AREA with a NORTH WESTERLY aspect.
Energy Efficient

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Holmes Place, Crowborough, TN6 2RS

2 Bed | £340,000

PRICE REDUCED





Summary
Holmes Place was built by McCarthy & Stone purpose built for retirement living. The development has one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

Entrance Hall
Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, Doors lead to the bedrooms, living room and W/C.

Lounge
A well-proportioned lounge leading onto a patio area. Wall mounted heater and electric flicker fire. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen
Fully fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

Bedroom One
Benefiting from a walk-in wardrobe. Ceiling lights, TV and phone point.

En-Suite - Shower Room
Fully tiled and fitted with suite comprising of walk in shower. Low level WC, pedestal unit with sink and mirror above.

Bedroom Two
Spacious second bedroom. Ceiling lights, TV and phone point.

W/C
Low level WC, vanity unit with sink and mirror above.

Service Charge (breakdown)
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Annual service charge: £5,102.16 for financial year ending 30/09/2027.

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Lease Information
Lease: 125 years from 1st Jan 2014

Ground rent: £495 per annum
Ground rent review: 1st Jan 2029

Moving Services & Additional Information
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage









