

Millfield Court, The Mardens, Ifield

In Excess of £100,000

MANSELL McTAGGART
Trusted since 1947









- One bedroom top floor retirement apartment
- 24-hour care line and a house manager
- Close to Ifield train station and bus links
- Communal lounge and gardens
- Retirement property
- Lift access to all floors
- Juliet balcony
- Council Tax Band 'B' and EPC 'C'

Mansell McTaggart are proud to bring to the market, this immaculately presented 1 bedroom apartment located in the sought-after Millfield Court, Ifield.

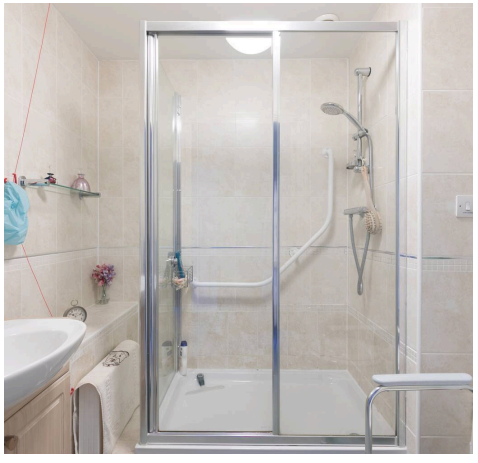
Conveniently located close to Ifield train station and bus routes for easy access to Crawley town centre.

Entering the property, you are greeted by a large hallway with a storage cupboard. The hallway also provides access to the living/dining room, bedroom and shower room.

The living room is a spacious room with the electric fireplace being the focal point. There is ample space for a living room suite and further room for a dining table and chairs. This is a light and airy room benefitting form a Juliet balcony.

The kitchen is accessed via the living room and comprises wall and base units with part tiled walls and roll-top work surfaces. The integrated appliances include an electric oven, 4-ring electric hob and stainless-steel sink and drainer located below the window.









The bedroom is a well-proportioned double with enough space for a double bed, chest of drawers and a dressing table. It also benefits from a built-in wardrobe with mirrored doors.

The shower room is in great condition with floor to ceiling tiles, wash hand basin with vanity unit below and wall mounted mirror above, a low-level WC, and a large shower cubicle with a handrail.

The development itself benefits from 24-hour careline system with a link in the hall, a house manager, residents' lounge, guest suite, laundry room, reception areas, sitting areas, buggy and cycle storage area and a lift to all floors.

Lease Details

Length of Lease - 125 years from 1 September 2007 (106 years remaining)

Annual Ground Rent Amount - £425 payable in two instalments on 1st March and 1st September

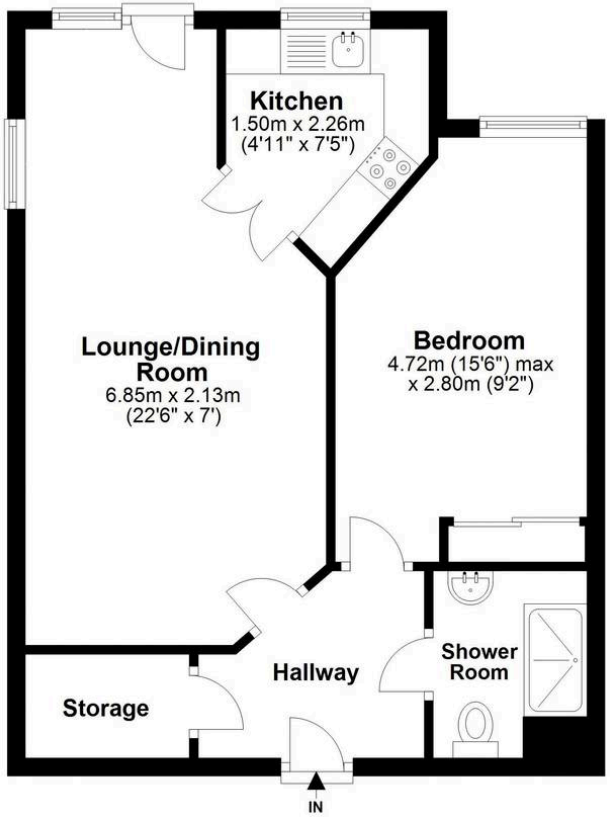
Ground Rent Review Period - March

Annual Service Charge Amount - £3,550 payable in two instalments on 1st March and 1st September

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.

Top Floor

Approx. 48.5 sq. metres (522.2 sq. feet)



Total area: approx. 48.5 sq. metres (522.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

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