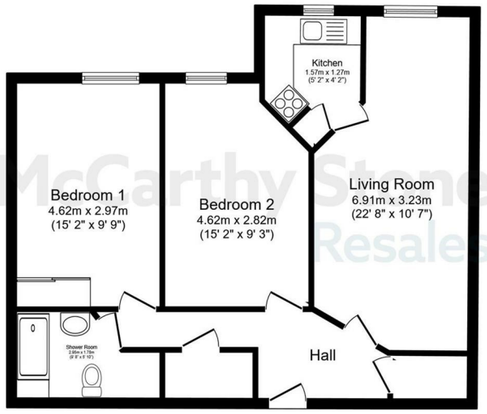
Excellent

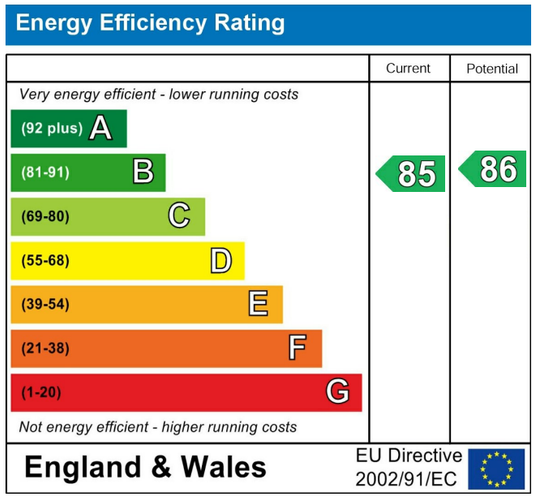
Trustpilot

McCarthy & Stone
Resales.



Total floor area 66.9 sq.m. (720 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

9 Ridgeway Court

Mutton Hall Hill, Heathfield, TN21 8NB

2 | 1 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 9 Ridgeway Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £227,500
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- A spacious two bedroom retirement apartment situated on the ground floor
- South Easterly aspect
- Two double bedrooms
- Easy access shower room
- Modern fitted kitchen
- House Manager on site during office hours for peace-of-mind
- Lovely communal gardens
- Guest Suite for visiting family and friends
- Communal lounge where social events take place
- Lift to all floors

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

9 Ridgeway Court, Heathfield

2 | 1 | Asking price £227,500

Ridgeway Court
Ridgeway Court is a Purpose Built Retirement Living Development for the over 60s, built by McCarthy and Stone.

There is a House Manager on site during office hours and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the apartment for peace-of-mind.

The development communal facilities include; a Homeowners' lounge where social events take place, lovely landscaped gardens, a well equipped laundry room, a mobility scooter charging and storage room, and a guest suite for visitors who wish to stay (additional charges apply).

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

Local Area
Ridgeway Court is situated in an ideal location in the market town of Heathfield. The main high street is just a few hundred meters away, with all the services, local shops and amenities you need. There are bus services to Eastbourne or Tunbridge Wells.

Living Room
A light and spacious living area with ample room for dining and comfortable seating. French doors leading to the communal gardens. Neutrally decorated and newly fitted carpets throughout. Raised power sockets and TV point for convenience. Partially glazed door leading to separate kitchen.

Kitchen
A fully fitted kitchen with a range of wooden effect wall and base units for ample storage with roll top worksurfaces over. Integrated appliances to include: fridge/freezer, newly fitted electric oven and hob with extractor hood over. The stainless steel sink with chrome mono lever mixer tap sits beneath the double glazed window. Tiled splashback and flooring throughout,

Master Bedroom
Generously sized double bedroom, neutrally decorated and newly fitted carpets throughout. Large double glazed window This room boasts a built in sliding mirrored wardrobe providing hanging space and shelving. Raised power sockets.

Bedroom Two
A generously sized double bedroom, neutrally decorated and newly fitted carpets throughout. Large double glazed window. This room could be utilised as a second dining area, study or hobby room. Raised power sockets..

Shower Room
A fully fitted suite, tiled from floor to ceiling. Comprising; low level walk-in shower with glass screen, W/C, basin with vanity unit below and wall mounted mirror above. Ceiling spotlights, 24/7 emergency pull cord and wall mounted grab rails.

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

• Fibre to the Cabinet Broadband
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge
What your service charge pays for:

• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Underfloor heating in the apartment
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

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

Service Charge: £5,636.75 per annum (up to financial year end 31/03/2027).

Leasehold
Lease Length: 125 years from 2012
Ground Rent: £495 pa
Ground rent review: Jun-27

Parking
A car parking permit scheme applies, check with the House Manager for availability.