



Millfield Court
Ifield, RH11 0AB

£125,000

*** Desirable retirement apartment *** Over 60's *** Onsite House Manager ***

Astons are delighted to market this top floor one bedroom retirement apartment situated within the ever popular retirement development Millfield Court, Ifield. The property benefits from a good sized living room, a shower room, and a fitted kitchen. The development boasts attractive communal areas including a spacious lounge, launderette facilities, guest suite and beautiful gardens. The property is being offered with no onward chain. EPC Rating B (84).



Hallway

Front door, large cupboard, coving, doors to:



Living/Dining Room

Double glazed door to the Juliet balcony, storage heater and further wall mounted Dimplex convector heater, coving, fireplace, door to:

Kitchen

Range of base and eye level units with work surfaces over and tiled splashbacks, stainless steel one and a half bowl sink with a mixer tap and drainer, built in eye level oven, hob with an extractor fan over, double glazed window to the front, integrated fridge/freezer.

Bedroom

Double glazed window to the front, built in wardrobes, wall mounted convector heater.

Shower Room

White suite comprising a refitted walk-in shower cubicle with a mixer shower unit, hand basin with a vanity unit, wc, part tiled walls, extractor fan.

Residents Communal Lounge

Situated on the ground floor there is a large lounge which is for the use of the residents and guests. It provides a lovely social space for residents to catch up with each other.



Laundry Room

Communal laundry room.



Communal Gardens

Communal gardens and sitting areas



Guest Suite

There is a guest suite located on the ground floor which can be rented by the residents on a nightly basis for their guests.

Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

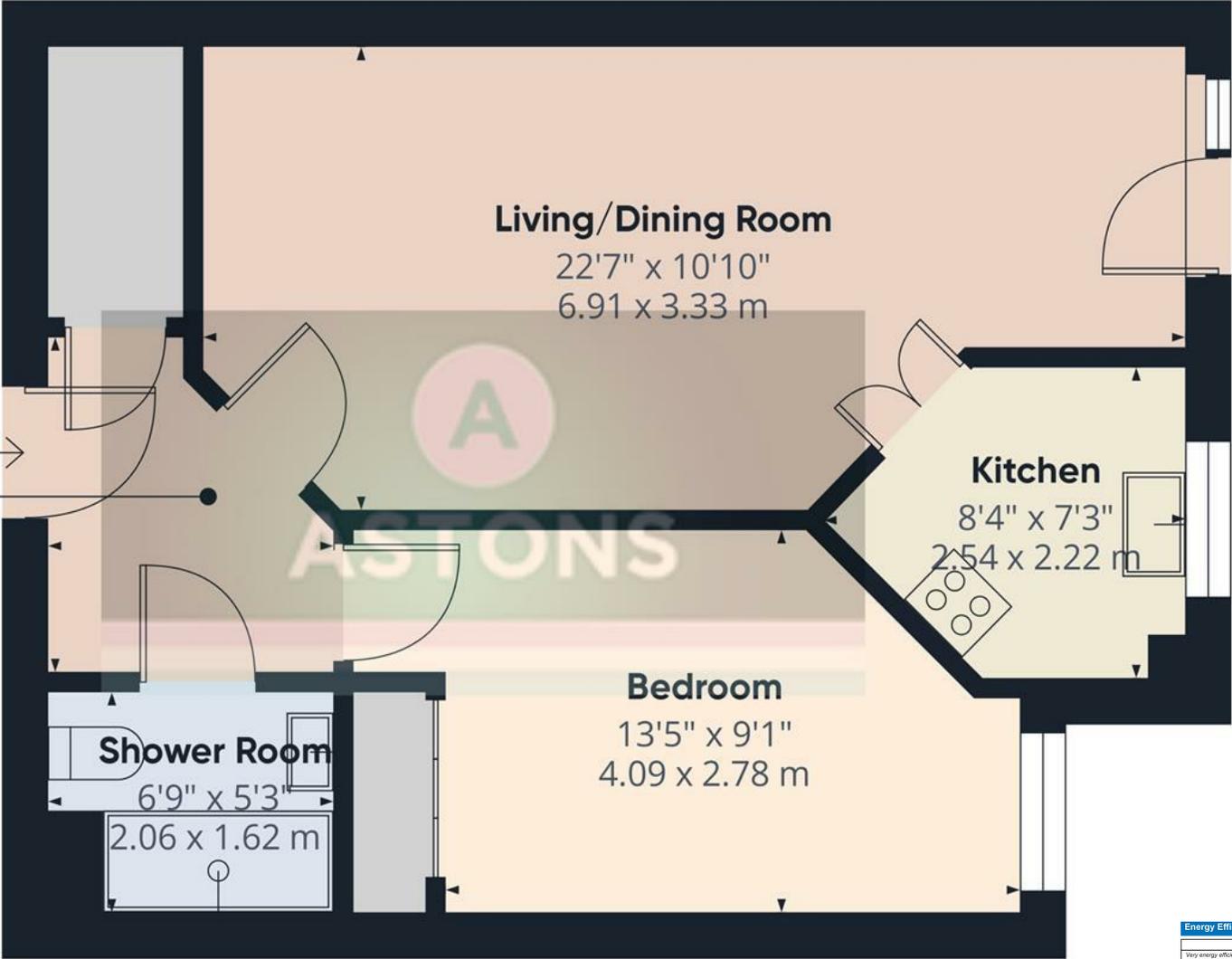
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate
Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.







Approximate total area⁽¹⁾
493 ft²
45.9 m²

(1) Excluding balconies and terraces

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	