



Martlets Court

MARTLETS COURT, MONTARGIS WAY

CROWBOROUGH - £115,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

31a Martlets Court, Montargis Way, Crowborough,
TN6 1JF

Entrance Hall - Sitting/Dining Room - Kitchen - Bedroom
Shower Room - Communal Gardens - Residents Parking
(First Come, First Serve Basis) - Use of Communal
Lounge - On Site Manager

Set back from the road is this popular development, exclusively for those aged over 60. You enter through a main communal entrance hall with automatic door, and residents lounge ahead of you. The apartment itself is situated on the ground floor and you enter into a spacious hallway with deep fitted cupboard for storage and telephone entry control. Ahead of you is the sitting/dining room, carpeted and filled with natural light from its dual aspect feature and enjoying lovely views of the communal gardens. It has plenty of raised plug sockets and space for both sofas and table and chairs. From the sitting/dining room is the modern kitchen, again with lots of natural light and with garden views. There are plenty of fitted cabinets along with solid wood worksurfaces and appliances to include an integrated fan oven, four ring electric hob, tall fridge/freezer and Bosch washing machine. The bedroom overlooks the communal gardens and is a spacious double room with ample space for bedroom furniture. It has carpeted floors along with plenty of raised plug sockets. Completing the property is the shower room which is well presented with a modern suite and is fully tiled. It has a large walk-in shower, WC, wash basin and heated towel rail.



Front door with spy hole and letter box into entrance hall.

ENTRANCE HALL:

Carpeted, telephone entry control, deep cupboard housing water tank with shelving and ample storage.

SITTING/DINING ROOM:

A light and airy room with space for sofas and small table/chairs, radiator, plenty of raised plug sockets and dual aspect with lovely garden views.

KITCHEN:

Lots of high and low cream cupboards with solid wood worksurfaces and incorporating a one and half sink with drainer. Appliances include a integrated fan oven, four ring electric hob, tall fridge/freezer and Bosch washing machine. Wood effect flooring and window with views of garden.



BEDROOM:

Spacious double bedroom with space for bedroom furniture. Carpeted, raised plug sockets, radiator and wide window with views of garden.

SHOWER ROOM:

Modern suite comprising a deep walk-in shower with rain head attachment, WC and wash basin with mixer tap. Mirrored wall cabinet, chrome heated towel rail, extractor fan, slate effect tiled flooring and fully tiled walls.

OUTSIDE:

Use of attractive communal gardens that surround the property with mature shrubs and trees. Communal first come, first serve parking.

SITUATION:

Crowborough, the largest and highest inland town in East Sussex, is nestled within the picturesque High Weald Area of Outstanding Natural Beauty and borders the Ashdown Forest. The town centre has a charming atmosphere, offering a wide variety of supermarkets, independent shops, restaurants, and cafes. The area boasts an excellent range of schooling, alongside the Crowborough Leisure Centre, which features a swimming pool, gym, sports hall, and a children's playground. The town is well-connected with a mainline railway station offering services to London, as well as a good selection of bus routes. Crowborough also offers plenty of attractions, including nature reserves, sports facilities, playgrounds, a thriving arts scene, and various annual events. To the west, you'll find Ashdown Forest, renowned for inspiring A. A. Milne's Winnie the Pooh. The forest provides an excellent setting for walking, horse riding, and enjoying breathtaking views of the Sussex countryside. The spa town of Royal Tunbridge Wells, located about eight miles to the north, offers a mainline railway station, a wide range of schools, and a diverse mix of shops, restaurants, and cafes, particularly in the historic Pantiles and Old High Street areas.

TENURE:

Leasehold

Lease - 99 years from 29th September 1985

Service Charge - currently £2,760.00 per annum

Ground Rent - currently £350.04 per annum

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.



COUNCIL TAX BAND:

A

VIEWINGS:

By appointment with Wood & Pilcher Crowborough
01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

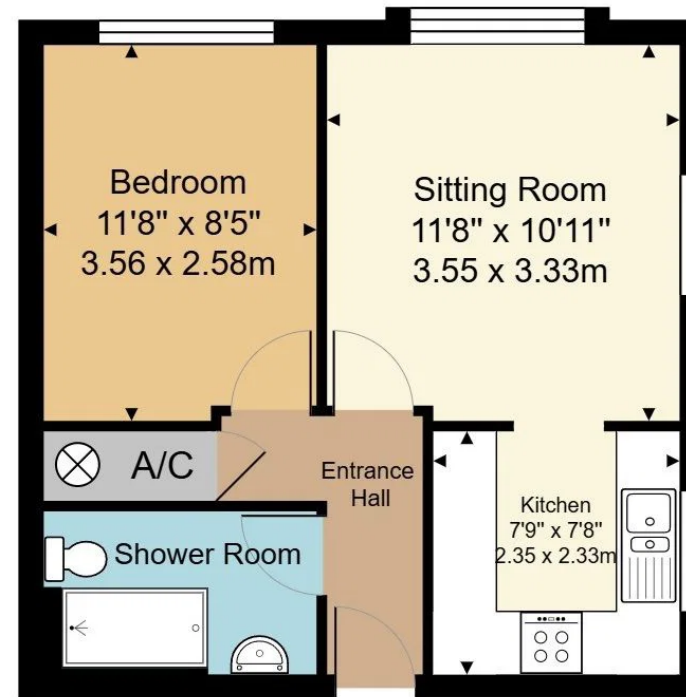
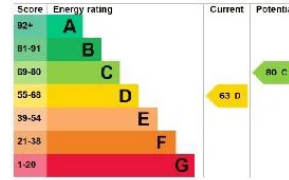
Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Electricity & Drainage

Heating - Electric

Restrictions - Age Restricted



Approx. Gross Internal Area 388 ft² ... 36.0 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



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