

Grange Road, Uckfield, TN22 1FD

Price Guide £45,000

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Situated on the lower ground floor of this highly regarded McCarthy & Stone Assisted Living development for the over 60s, this beautifully presented, bright and airy apartment enjoys a desirable south-facing aspect and direct access to the communal gardens via its own private patio.

The accommodation comprises a spacious lounge filled with natural light, a well-equipped kitchen, a generous double bedroom and a modern wet room, all designed for comfortable and independent living.

Residents benefit from an excellent range of facilities, including a homeowners' lounge, an on-site restaurant and additional care and support services, all within a short, level walk of Uckfield town centre and its excellent amenities.

An exceptional opportunity to enjoy independent living with peace of mind in a friendly and vibrant community.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

























Entrance Hall

Sitting Room
15'1" x 10'1" (4.60m x 3.07m)

Kitchen
9'1" x 6'1" (2.77m x 1.85m)

Bathroom
9'0" x 6'1" (2.74m x 1.85m)

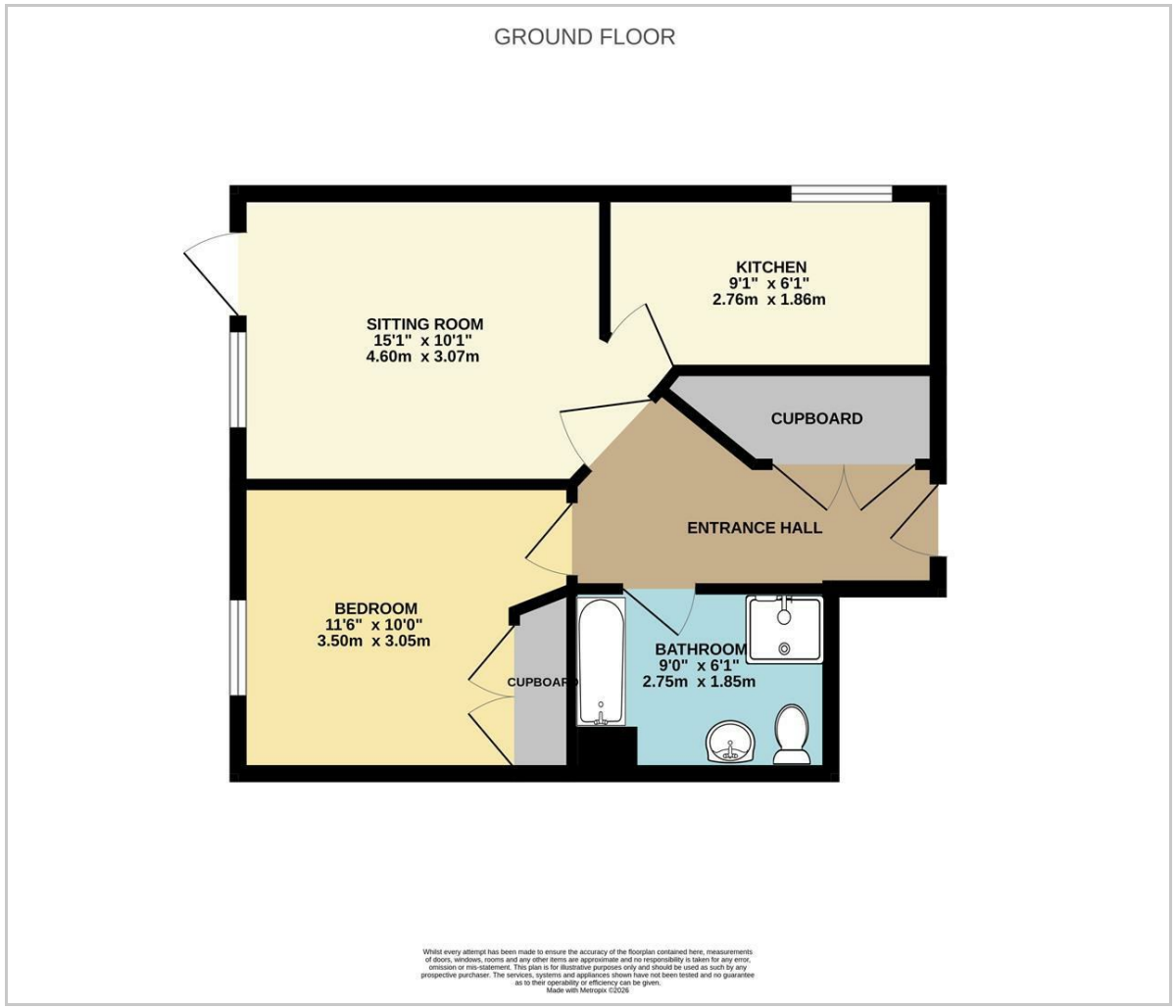
Bedroom
11'6" x 10'0" (3.51m x 3.05m)

Council Tax Band C- £2,425.27 Per Annum

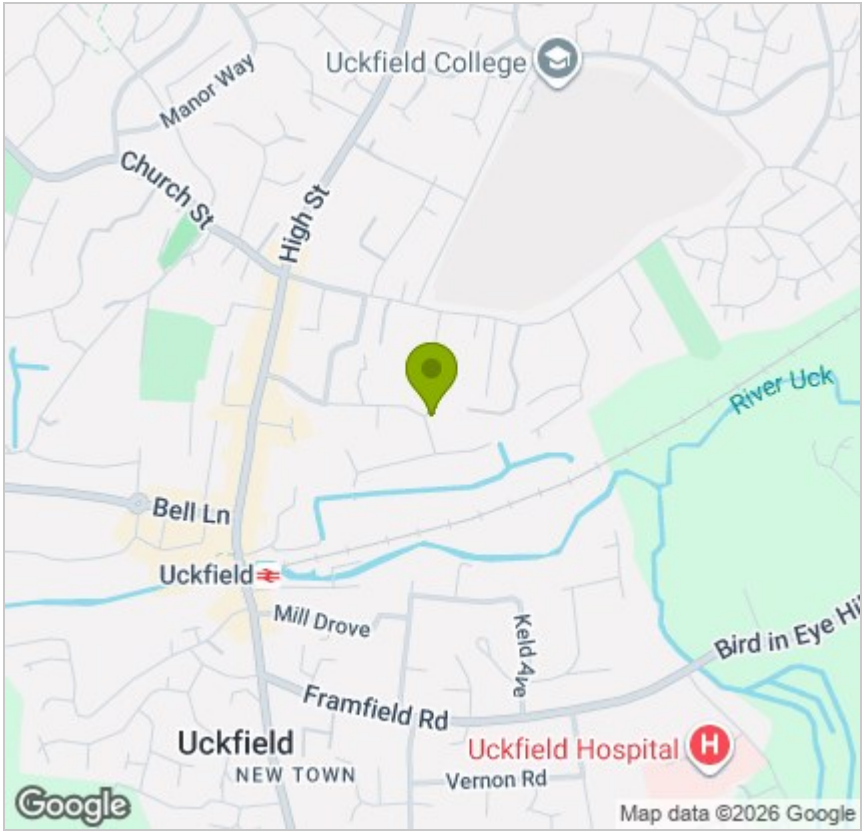
Ground Rent - £420 Per Year
Ground rent is two separate payments of £210 a year

Leasehold Information
The seller advises that the property is offered as leasehold of 125 years granted from 1st April 2008, and a service charge of £11,578 Per annum.
The agent has not had sight of confirmation document and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

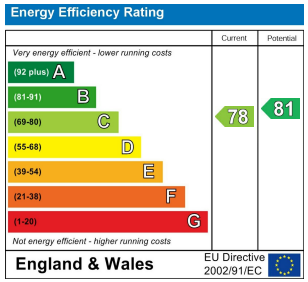
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01825 762132
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

108-110 High Street, Uckfield, East Sussex, TN22 1PX
uckfield@oakfieldproperty.co.uk
01825 762132
www.oakfieldproperty.co.uk