



MARTLETS COURT, MONTARGIS WAY
CROWBOROUGH - £110,000



Flat 30 Martlets Court, Montargis Way, Crowborough,
TN6 1JF

Entrance Hall - Sitting/Dining Room - Kitchen - Double
Bedroom - Shower Room - Private Rear Patio - Use of
Communal Gardens - Residents Parking on First Come
First Serve Basis - Use of Communal Lounge

This one bedroom, ground floor retirement property is
situated within a popular development in Montargis Way,
Crowborough. The accommodation consists of a
sitting/dining room with direct access to rear patio,
kitchen, double bedroom and shower room. The property
has residents parking on a first come, first serve basis,
delightful communal gardens and communal lounge.
Furthermore, an on site warden offers peace of mind.
Available Chain-Free.

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

ENTRANCE HALL:

Large cupboard housing water cylinder with shelving and
further cupboard housing fuse board with shelving. Entry
phone controls, carpeted and radiator.

SITTING/DINING ROOM:

A light and airy room with space for sofas and dining
furniture. Carpeted, radiator and French doors onto
private patio area.

KITCHEN:

High and low fitted cabinets with marble effect work
surfaces incorporating a one and half sink with mixer tap
and drainer. Appliances include a high level integrated
oven, electric hob with extractor fan, tall fridge/freezer
and free standing washer/dryer. Laminate flooring and
window.

BEDROOM:

A bright and airy double bedroom with space for
bedroom furniture. Carpeted, radiator and wide window.



SHOWER ROOM:

Walk in electric shower with handle bars, WC and wash basin. Wall mounted mirrored cabinet, wall mounted heater, laminate flooring, fully tiled walls and extractor fan.

OUTSIDE:

Private patio area and attractive communal gardens 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 19th September 1986

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

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Approx. Gross Internal Area 447 ft² ... 41.5 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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