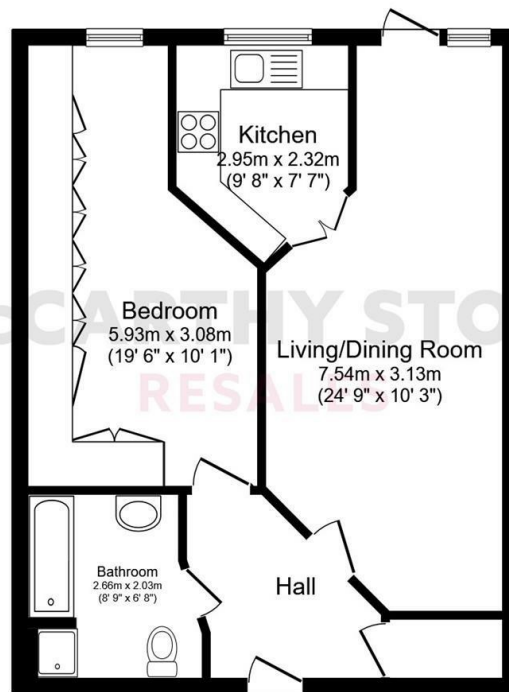


21 Portman Court

Grange Road, Uckfield, TN22 1FD

PRICE REDUCED



Total floor area 54.3 m² (585 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	82	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PRICE REDUCTION

Asking price £125,000 Leasehold

A well located ONE DOUBLE BEDROOM retirement apartment, situated on the GROUND FLOOR of Portman Court, a McCarthy Stone Retirement Living PLUS development for the over 60's. The apartment boasts a FANTASTIC PATIO AREA (accessed off the Living Room) which leads onto the COMMUNAL GROUNDS.

The EXCELLENT COMMUNAL FACILITIES include; an ON-SITE RESTAURANT serving fresh meals daily, a HOMEOWNERS LOUNGE where social events take place, 24 hour staffing and careline system for PEACE-OF-MIND, a FUNCTION ROOM, a GUEST SUITE for visiting family and friends, lovely LANDSCAPED GARDENS, and more!

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Portman Court, Grange Road, Uckfield

1 Bed | £125,000

PRICE
REDUCED

Development Overview

Portman Court is a Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 60s, for those who wish to enjoy independent living but may need some domestic support. There is an Estate Manager who leads the team and oversees the development. Each apartment has a fully fitted kitchen, electric economy 7-heating, fitted and tiled bathroom with shower and a 24-hour emergency call system.

Communal facilities include a homeowner's lounge where social events and activities take place, a function room and landscaped gardens. There is a fully equipped laundry room and restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24-hour emergency call system provided by pull cords in your apartment as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Portman Court with additional domestic support available at an extra charge.

Portman Court is conveniently located close to the main High Street with a selection of shops.

Entrance Hallway

Front door with spy hole leads to the entrance hall. Tunstall 24-hour emergency response pull cord system. Illuminated light switches and smoke detector. From the hallway there is a door to a walk-in storage and airing cupboard. Doors lead to the living room, bedroom and bathroom.

Living Room

Living/dining room of generous proportions, boasting a feature electric fireplace which makes an attractive focal

point in the room. Two ceiling light points, raised power points. TV & telephone points. Partially glazed double doors lead onto a separate kitchen. Glazed patio door and windows to side opening onto a paved patio area and beautiful gardens beyond. Emergency pull cord.

Kitchen

Fitted modern style kitchen with modern cupboard doors and co-ordinated work surfaces. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap and electrically operated kitchen window. There is an integrated fridge and integrated freezer, and a fitted electric oven. There is also a fitted electric ceramic hob with extractor over. Emergency pull cord.

Double Bedroom

A spacious double bedroom with fitted double wardrobes. In addition to the standard wardrobes this bedroom benefits from having additional fitted 'Sharp' wardrobes. TV and phone point, ceiling lights. Window overlooking rear gardens. Emergency pull cord.

Bathroom

Tiled and fitted with a low level panel enclosed bath and separate wet room style walk-in shower. WC, vanity unit with sink and mirror above. There are grab rails and non-slip flooring. Heated towel rail. Emergency pull cord.

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas

- Buildings insurance

Service charge of £11,578.44 per year (until financial year ending 31/08/2026).

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

Lease Information

Lease Length: 125 years from April 2008
Ground Rent: £435 per annum
Ground rent review: 2038

Car Parking

Car parking is strictly on a first come first served basis.

Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

**** Entitlements Service**** Check out benefits you may be entitled to.

**** Part Exchange **** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

**** Removal Service**** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

**** Solicitors**** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR
PROPERTY CONSULTANT

