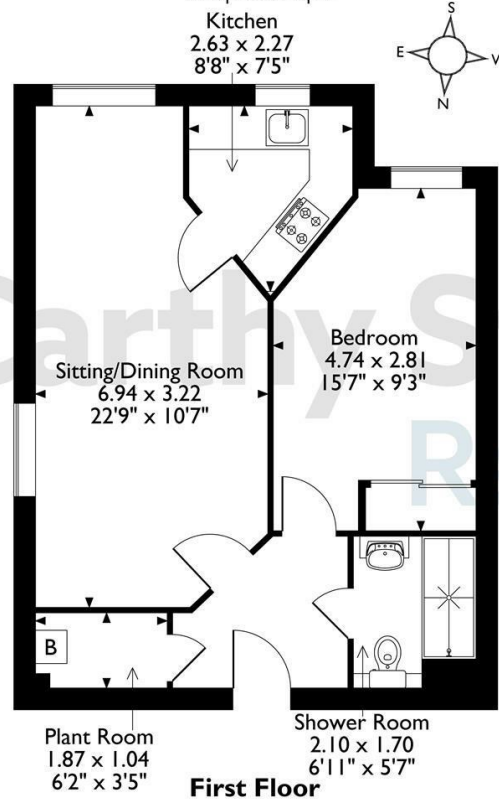
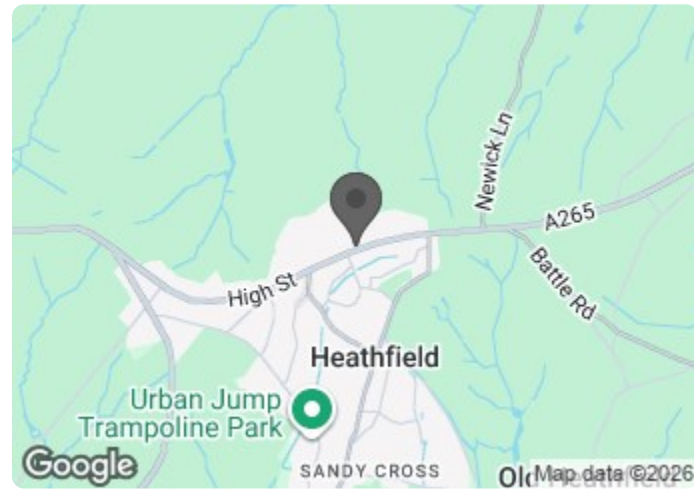


3 Ridgeway Court, Mutton Hall Hill, Heathfield, East Sussex  
Approximate Gross Internal Area  
47 Sq M/506 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: B



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

## 3 Ridgeway Court

Mutton Hall Hill, Heathfield, TN21 8NB



**Asking price £185,000 Leasehold**

A SUPERB one bedroom retirement apartment, boasting DUAL ASPECT from the living room, being ideally situated on the GROUND FLOOR and within close proximity to the developments COMMUNAL FACILITIES.

**Call us on 0345 556 4104 to find out more.**

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction prohibited.



# Ridgeway Court, Mutton Hall Hill, Heathfield, TN21 8NB

## SUMMARY

Ridgeway Court is a Purpose Built Retirement Living Development for the over 60s, built by McCarthy and Stone.

There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom. The development includes a Homeowners' lounge where social events take place, and lovely landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply).

It is a condition of purchase that all residents meet the age requirement of 60 years.

## LOCAL AREA

Ridgeway Court is situated in an ideal location in the market town of Heathfield. The main high street is just a few hundred meters away, with all the services, local shops and amenities you need. There are bus services to Eastbourne or Tunbridge Wells.

## APARTMENT OVERVIEW

A superbly positioned, one bedroom apartment featuring; living room with dual aspect, a fully fitted kitchen, one double bedroom and a modern shower room. This apartment boasts an enviable position within the development, being located on the ground floor and within close proximity to the communal facilities.

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall, where the 24 hour Tunstall emergency response pull cord system is situated. From the hallway there is a door to a useful walk-in storage cupboard which houses the boiler. Illuminated light switches, smoke detector and apartment security door entry system. Doors lead to the bedroom, living room and shower room.

## LIVING ROOM

A generously proportioned lounge benefiting from dual aspect which provides lots of natural light. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats. Partially glazed door leads into a separate kitchen.

## KITCHEN

Fitted kitchen with a range of modern low and eye level units and drawers with a complimentary roll top work surface. UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. Oven, ceramic hob, cooker hood and integral fridge freezer.

## BEDROOM

Double bedroom with built in wardrobe with sliding doors, housing rails and shelving. Ceiling lights, TV and phone point.

## Shower Room

Fully tiled and fitted with a modern suite comprising of; enclosed shower with grab rails, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric towel rail and extractor fan.

## SERVICE CHARGE (BREAKDOWN)

Service Charge

- 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

# 1 bed | £185,000

- Including heating in the apartment.

Service charge of £3,545.05 per year (until financial year ending 31/03/2026).

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 House Manager.

## Lease Information

Lease Length: 125 years from 2012

Ground Rent: £425 pa

Ground rent review: Jun-27

## CAR PARKING PERMIT SCHEME (subject to availability)

A car parking – permit scheme applies, check with the House Manager for availability.

## Moving Services & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information check our webpage additional services or speak with our property consultant

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

