

## 43 Portman Court

Grange Road, Uckfield, TN22 1FD



Total floor area 73.2 m<sup>2</sup> (788 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>84</b>	<b>84</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		

**Asking price £160,000 Leasehold**

A SUPERB and UNIQUE one bedroom retirement apartment, located on the SECOND FLOOR and well positioned within close proximity to the lifts.

This 'move-in ready' apartment benefits from being recently redecorated and having NEWLY FITTED FLOORING and BLINDS throughout.

EXCELLENT COMMUNAL FACILITIES include a RESTAURANT, homeowner's lounge where SOCIAL EVENTS and activities take place, a FUNCTION ROOM and beautiful LANDSCAPED GARDENS.

**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 | £160,000

### Summary

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 Hall

Front door with spy hole leads to the large entrance hall which boasts a wardrobe, cupboards and shelving along with a new carpet. From the hallway there is a door to a walk in storage and airing cupboard. Tunstall 24 hour emergency response pull cord system, illuminated light switches and smoke detector. Doors lead to the bedroom, living room and bathroom.

### Living Room

Beautifully presented with newly fitted carpets and spacious living/dining room with modern feature fire surround and decorative electric fire. Window, two ceiling light points, power points, TV points and telephone points. Partially glazed double doors lead onto a separate kitchen. Emergency pull cord.

### Kitchen

Fitted kitchen with new vinyl flooring, boasting wood effect wall and base units with complimentary work surfaces over. Stainless steel sink with chrome mixer tap and drainer unit. Integrated fridge, integrated freezer and fitted electric oven. There is also a fitted electric ceramic hob. Emergency pull cord, tiling to splash backs and contemporary ceiling lights.

### Double Bedroom

A spacious bedroom with fitted double wardrobe and new carpet. Window, TV and phone point, ceiling lights. Emergency pull cord.

### Bathroom

Tiled and fitted with panel enclosed bath and separate walk-in shower. WC, vanity unit with sink inset and mirror above. There are grab rails and new flooring. Emergency pull cord.

### Car Parking

Parking is on a first come first served basis.

### 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

### Additional Information & Services

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

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled to, to support you with service charges and living cost's.

**\*\* 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

