

Millfield Court, The Mardens, Ifield

In Excess of £90,000

MANSELL McTAGGART
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- Retirement apartment for the over 60's with 24-hour careline & house manager
- First floor with lift access
- Spacious living/dining room
- NO ONWARD CHAIN
- Residents' lounge & guest suite
- Well maintained communal gardens
- Residents parking available
- Council Tax Band 'B' and EPC Rating 'B'

A well presented and spacious one double bedroom first floor retirement apartment situated in the sought-after McCarthy and Stone development of Millfield Court in Ifield. The development is suitable for anyone aged 60 years and over and is conveniently located close to Crawly town centre, main transport links and close to other local amenities.

The property is accessed via a secure entry system where you are greeted with large communal areas as well as access to the grounds and lift to each floor.

Upon entering the apartment there is a spacious entrance hallway, which gives access to all rooms and includes a large storage cupboard that also houses the hot water tank and fuse board.

Heading into the 'L' shaped living/dining area there is plenty of space for both living room and dining room furniture with views overlooking the front entrance of the building. The kitchen is situated just off the living room and is fitted with a range of wall and base units with work surfaces over, integrated stainless steel sink unit, four ring electric hob with extractor hood over, built-in oven and a large window allowing in lots of natural light.









The bedroom is a spacious double room with conveniently placed built-in wardrobes with bi-fold doors allowing space for any other freestanding furniture you may wish.

Finally, the bathroom is fully tiled and comprises of a panel enclosed bath with wall mounted shower unit over, low level WC, wash hand basin and extractor fan. In addition, is another large useful cupboard.

Outside the property there is a beautifully maintained communal green and plenty of communal parking spaces for residents and visitors alike.

The development also benefits from laundry facilities and buggy store all included within the service charges.

Lease Details

Length of Lease – 125 years from September 2007 (106 years remaining at September 2026)

Annual Ground Rent Amount - £425 payable in two instalments on 1st March and 1st September

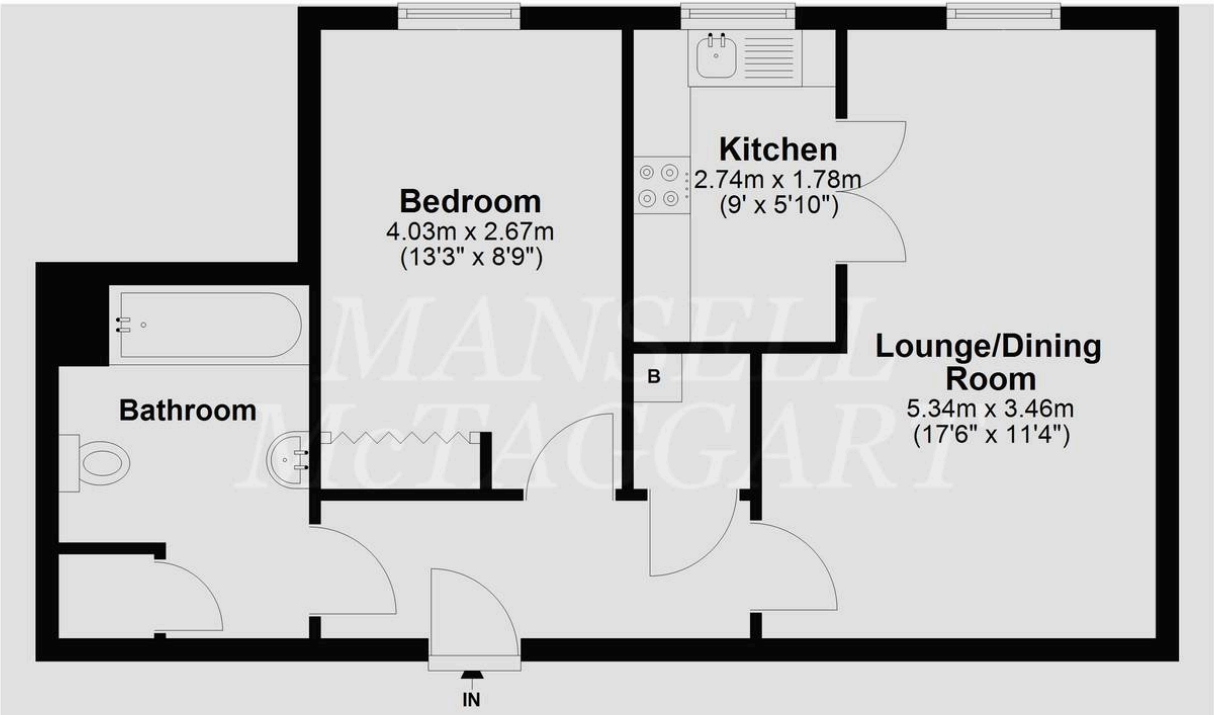
Ground Rent Review Period - March

Annual Service Charge Amount - £3,550 payable in two instalments on 1st March and 1st September

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.

First Floor

Approx. 46.4 sq. metres (499.2 sq. feet)



Total area: approx. 46.4 sq. metres (499.2 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

Mansell McTaggart Crawley

35 The Broadway, West Sussex - RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

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