

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Grange Road, Uckfield, TN22 1FD

- ▼ Purpose Built Retirement Flat
- ▼ 1 Large Bedroom, Built-In Wardrobes
- ▼ Lounge, Kitchen, Shower Room
- ▼ Age Restricted To Over 60s
- ▼ Lifts To All Floors, Communal Lounge
- ▼ NO ONWARD CHAIN



EPC RATING

Current:
79 | C

Potential:
82 | B

£95,000



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This wonderful property is a well-presented one-bedroom retirement apartment for the over-60s, situated on the top floor of the highly regarded Portman Court development, built by McCarthy & Stone and offered to the market with NO ONWARD CHAIN. Portman Court provides an excellent range of communal facilities designed to offer residents comfort, convenience and peace of mind. These include an on-site restaurant, residents' lounge where regular social events take place, function room, beautifully landscaped communal gardens and a guest suite for visiting family and friends. Residents also benefit from an on-site Estate Manager, 24-hour staffing and emergency Careline system. One hour of domestic support per week is included within the service charge. The apartment is situated on the top floor and is easily accessible via a lift. Upon entering, the welcoming entrance hall provides access to all principal rooms. The generously proportioned double bedroom benefits from built-in wardrobes and additional storage cupboards. There is a modern bathroom featuring a wet-room style shower, while the comfortable lounge provides an attractive feature electric fireplace, creating a warm and inviting living space. Double doors open seamlessly from the lounge into the fully fitted kitchen, which offers an excellent range of wall and base units, complemented by generous work surfaces. Portman Court is conveniently located within easy reach of Uckfield High Street, which offers an excellent selection of shops, cafés, restaurants and everyday amenities. Uckfield mainline railway station is also nearby, providing direct links towards London, perfect for those seeking a leisurely day out in the city.

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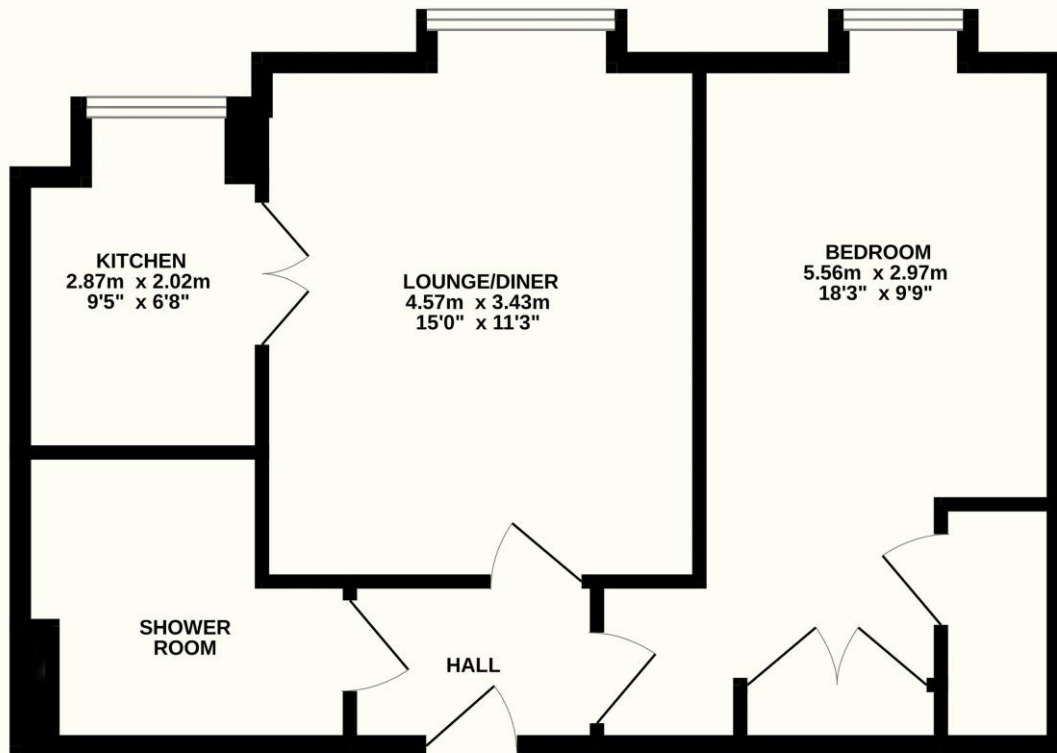
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The Property
Ombudsman

The Property
Ombudsman
LETTINGS





TOTAL FLOOR AREA : 49.7 sq.m. (534 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE: LEASEHOLD COUNCIL TAX BAND: C

GROUND RENT: Within Service Charge

MAINTENANCE/SERVICE CHARGE: Approx £10,700 per year

LEASE YEARS REMAINING: 106 years

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