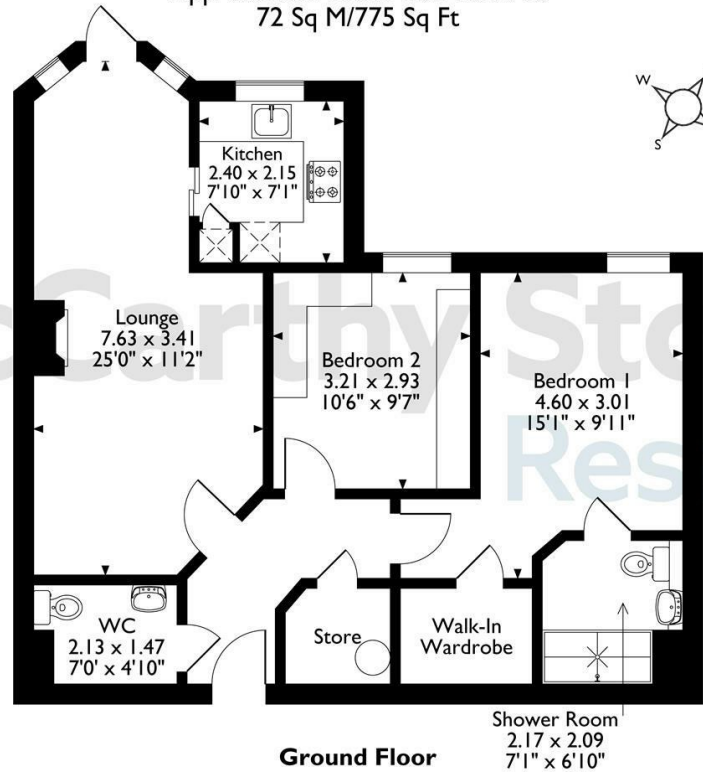


Holmes Place, Flat 1, Crowborough Hill, Crowborough, East Sussex  
Approximate Gross Internal Area  
72 Sq M/775 Sq Ft



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



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	

# 1 Holmes Place

Crowborough Hill, Crowborough, TN6 2RS



**Asking price £350,000 Leasehold**

This BEAUTIFUL two bedroom retirement apartment is located on the GROUND FLOOR and boasts a PRIVATE PATIO AREA with a NORTH WESTERLY aspect.

*\*Energy Efficient\**

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

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

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# Holmes Place, Crowborough, TN6 2RS

2 bed | £350,000

## Summary

Holmes Place was built by McCarthy & Stone purpose built for retirement living. The development has one and two-bedroom retirement apartments for the over 60s. 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 and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

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

## Entrance Hall

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

## Lounge

A well-proportioned lounge leading onto a patio area. Wall mounted heater and electric flicker fire. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially

double glazed doors lead onto a separate kitchen.

## Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

## Bedroom One

Benefiting from a walk-in wardrobe. Ceiling lights, TV and phone point.

## En-Suite - Shower Room

Fully tiled and fitted with suite comprising of walk in shower. Low level WC, pedestal unit with sink and mirror above.

## Bedroom Two

Spacious second bedroom. Ceiling lights, TV and phone point.

## W/C

Low level WC, vanity unit with sink and mirror above.

## 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

Annual service charge: £4,716.69 for financial year ending 30/09/2026.

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: 125 years from 1st Jan 2014

Ground rent: £495 per annum

Ground rent review: 1st Jan 2029

## 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 to .
- 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

