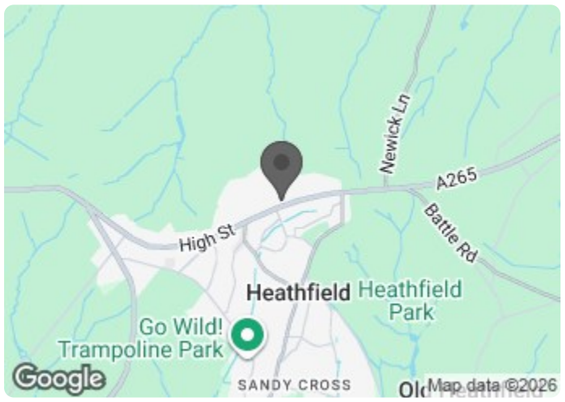
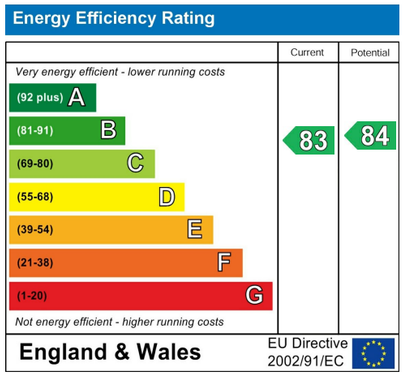
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Council Tax Band: B





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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

22 Ridgeway Court

Mutton Hall Hill, Heathfield, TN21 8NB







Asking price £169,995 Leasehold

NO ONWARD CHAIN A superb one-bedroom Retirement apartment on the upper ground floor with own patio doors from living room, giving views & access to beautiful landscaped communal gardens. Ridgeway Court, a McCarthy Stone Retirement Living development is situated a few hundred meters from high street & shops.

The fantastic facilities include a dedicated House Manager on site during office hours, a guest suite, homeowners lounge, well-equipped laundry room and more!

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

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

Ridgeway Court, Mutton Hall Hill, Heathfield, East Sussex, TN21 8NB

1 Bed | £169,995

Development Overview
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 during office hours and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom for peace-of-mind. The development communal facilities include a Homeowners' lounge where social events take place, lovely landscaped gardens, a well equipped laundry room, a mobility scooter charging and storage room and a guest suite for visitors who wish to stay (additional charges apply). Lift to all floors.

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
An exceptional one bedroom apartment featuring; living room with direct patio access onto the beautiful, landscaped communal garden, a fully fitted kitchen, one double bedroom and a modern shower room.

Entrance Hallway
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 splendid, generously proportioned lounge with dining area which looks out onto the lovely communal garden with its magnificent mature trees and shrubs. Glazed French doors lead you directly outside to the garden, where you have use of a personal patio area. Fitted carpets, raised electric power sockets, Underfloor heating with individual thermostats. TV and telephone points. Two ceiling lights. 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. Stainless steel sink with mono lever tap and drainer unit sits below the garden facing UPVC double glazed window. Fitted appliances include; a dishwasher, oven, ceramic hob, cooker hood and integral fridge freezer.

Bedroom
The double bedroom is light, spacious and pleasantly restful with its garden outlook. Built-in wardrobe with sliding mirrored doors housing rails and shelving. Ceiling lights, TV and phone point.

Shower Room
Extensively tiled and fitted with a modern suite comprising of: enclosed shower with grab rails, low level WC, bathroom cabinet, vanity unit with wash basin and mirror above. Shaving point, electric towel rail and extractor fan and a personal call point alarm.

Service Charge (RL)
The apartment's water, heating, window cleaning, House Manager, 24hr emergency call system, door camera entry CCTV security systems, buildings, gardens & communal area maintenance, buildings insurance costs and more all included in the monthly service charge (please see full list below)

Service Charge Breakdown ~ What your Service Charge includes:

- Water rates for communal areas and apartments
- Heating for individual apartments.
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- Electricity, heating, lighting and power to communal areas
- House Manager
- 24-hour emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Buildings insurance and sewerage rates
- Contingency fund including internal and external redecoration of communal areas

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £3,757.84 for the financial year ending 31/03/2027.

Lease Information
Lease: 125 years from 1st June 2012
Ground rent: £425 per annum
Ground rent review: 1st June 2027

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

Moving Made Easy
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 speak with our Property Consultant today.













