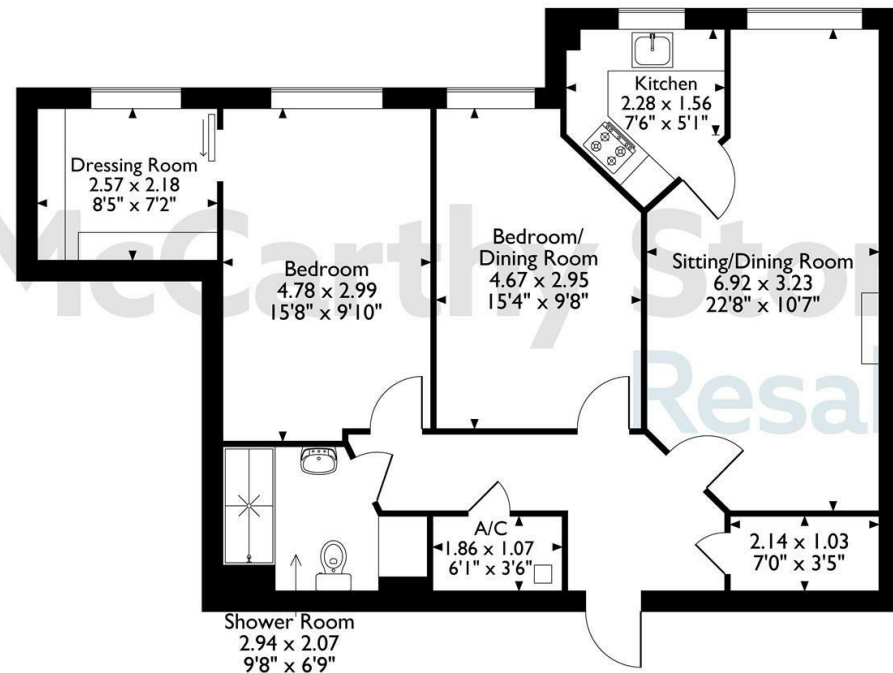
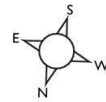


38 Ridgeway Court, Mutton Hall Hill, Heathfield, East Sussex  
Approximate Gross Internal Area  
76 Sq M/818 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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## 38 Ridgeway Court

Mutton Hall Hill, Heathfield, TN21 8NB



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>		79	80
(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 £249,950 Leasehold**

A SUPERB TWO bedroom retirement apartment situated on the SECOND floor boasting a south facing aspect. A SPACIOUS lounge has a feature fireplace and a door leading to the kitchen which has integrated appliances. This apartment has two double bedrooms with a large DRESSING ROOM off the master bedroom.

Ridgeway Court, a McCarthy Stone retirement living development is nestled in Heathfield and features a homeowner's lounge where SOCIAL events take place, beautiful landscaped gardens and a laundry room.

\*Entitlements Advice and Part Exchange available\*

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

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

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Registered in England and Wales No. 10716544



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

2 Bed | £249,950

## ENTRANCE

Front door with spy hole and doors leading to the bedrooms, living room and bathroom and walk in storage cupboards. The 24 hour Tunstall emergency response pull cord system is situated in the hall.. Illuminated light switches, smoke detector and apartment security door entry system.

## LOUNGE

A well proportioned lounge with wood effect flooring, a feature fire surround and electric fire. TV and telephone points. Two ceiling lights. Raised electric power sockets. Underfloor heating with individual thermostats by air sourced heat pump. Part glazed door leads into a separate kitchen.

## KITCHEN

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. Separate fridge and freezer integrated under counter appliances. Double oven, ceramic hob, cooker hood and integrated slimline dishwasher.

## BEDROOM ONE

Double bedroom with a door to a spacious dressing room. Ceiling lights, TV and phone point. Window overlooking gardens.

## BEDROOM TWO

A double bedroom, window overlooking lawns, ceiling light point, raised electricity sockets.

## BATHROOM

Fully tiled and fitted with suite comprising of bath with shower, Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric towel rail and extractor fan. There is a washing machine and a condensing tumble dryer housed in the bathroom.

## SERVICE CHARGES

Service Charge

- 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
- Including heating in the apartment.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £5,317.58 per annum (up to financial year end 31/03/2026).

## LEASEHOLD

Lease 125 Years from 2012  
Ground Rent £495

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 and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathrooms, bedrooms and hall. The apartment features a fully fitted kitchen, lounge/dining room, two bedrooms, en-suite to the master bedroom and a separate bathroom. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay at £25 per a night. A car parking – permit scheme applies, check with the House Manager for availability. Permits at £250 PA

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.

