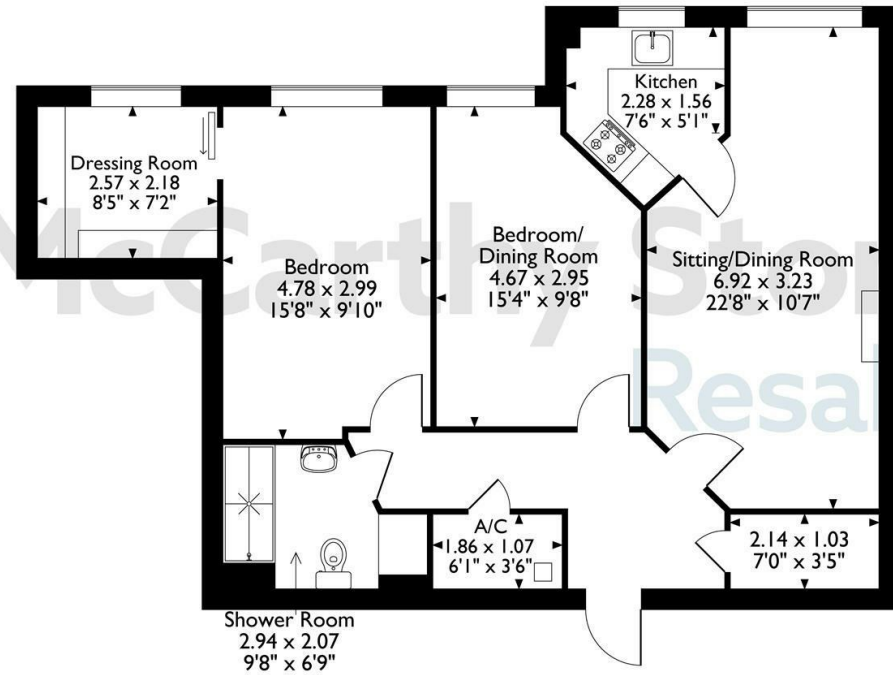
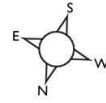


38 Ridgeway Court, Mutton Hall Hill, Heathfield, East Sussex
Approximate Gross Internal Area
76 Sq M/818 Sq Ft



Second Floor

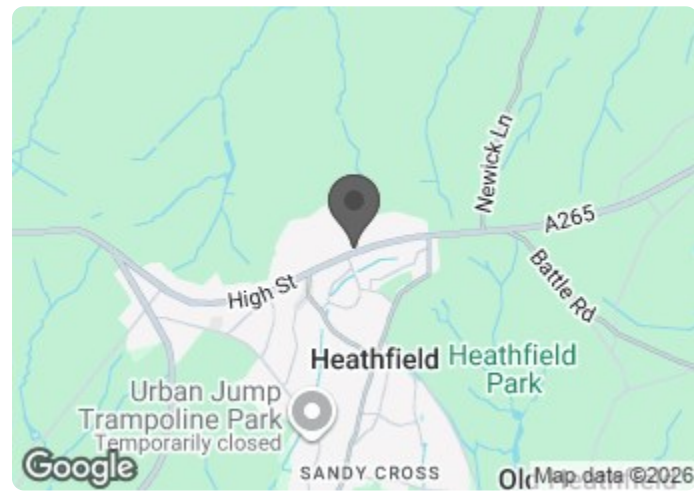
The position & size of doors, windows, appliances and other features are approximate only.
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38 Ridgeway Court

Mutton Hall Hill, Heathfield, TN21 8NB



Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
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Registered in England and Wales No. 10716544



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

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 01/06/ 2012
Ground Rent £495
ground rent review: 01/06/2027

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.

