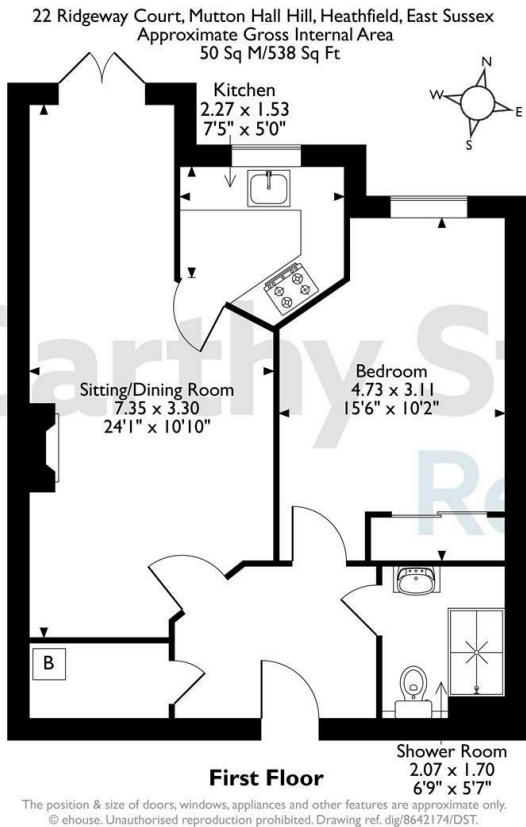


22 Ridgeway Court
Mutton Hall Hill, Heathfield, TN21 8NB

PRICE
REDUCED



Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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	



PRICE REDUCTION

Asking price £180,000 Leasehold

** NO ONWARD CHAIN **

A SUPERB one bedroom retirement apartment, situated on the FIRST FLOOR and boasting DIRECT PATIO ACCESS from the living room with a very pleasant outlook.

The fantastic FACILITIES include a DEDICATED HOUSE MANAGER on site during office hours, a homeowners lounge where SOCIAL EVENTS TAKE PLACE, a well equipped laundry room and more!

Call us on 0345 556 4104 to find out more.

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

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Ridgeway Court, Mutton Hall Hill,

1 Bed | £180,000

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).

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

A fantastic one bedroom apartment featuring; living room with direct patio access onto the communal ground, 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 generously proportioned lounge benefiting from having glazed patio style doors opening onto a patio area and the communal gardens beyond. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats. 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

Double bedroom with built in wardrobe with sliding mirrored doors housing rails and shelving. Ceiling lights, TV and phone point. Window overlooking the communal grounds.

Shower Room

Extensively tiled and fitted with a modern suite

comprising of; enclosed shower with grab rails, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric towel rail and extractor fan.

Service Charge (RL)

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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.

Service Charge: £3,545.05 per annum (up to financial year end 31/03/2026).

Lease Information

Lease Length: 125 years from 2012

Ground Rent: £425 pa

Ground rent review: Jun-27

Car Parking

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

PRICE
REDUCED

