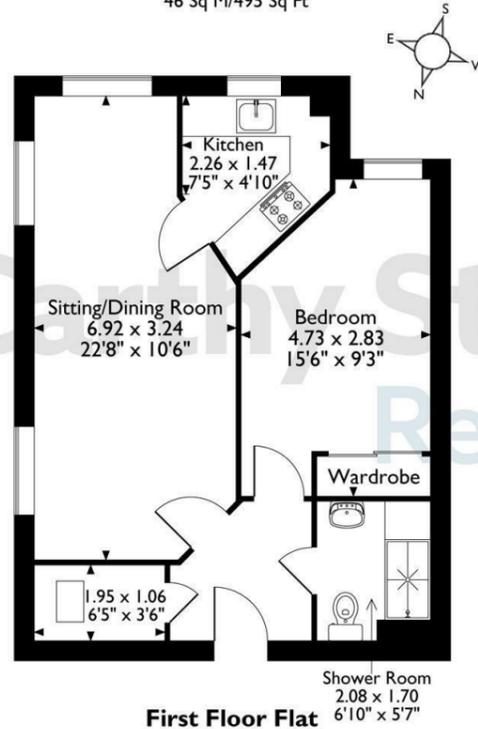


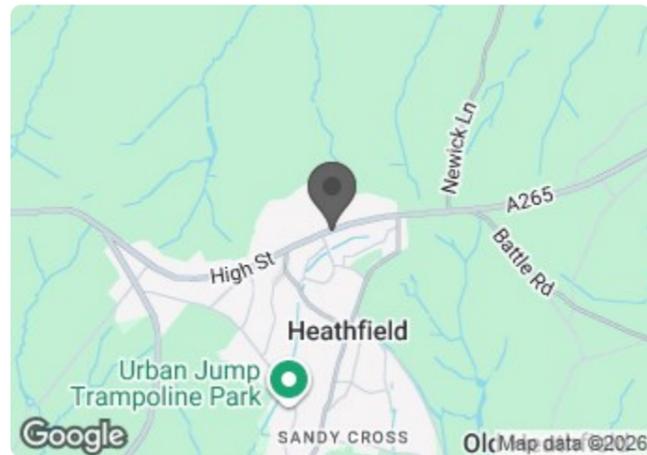
26 Ridgeway Court, Mutton Hall Hill, Heathfield, East Sussex
Approximate Gross Internal Area
46 Sq M/495 Sq Ft



First Floor Flat
2.08 x 1.70
6'10" x 5'7"

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

26 Ridgeway Court

Mutton Hall Hill, Heathfield, TN21 8NB



Asking price £175,000 Leasehold

A SUPERB one bedroom retirement apartment, situated on the FIRST FLOOR and boasting a DUAL ASPECT CORNER POSITION with a SOUTHERLY ASPECT.

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, Heathfield

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.

Entrance Hallway

Front door with spy hole leads to the large entrance hall, where the 24 hour 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 overlooking the lovely communal grounds and mature greenery, boasting dual

aspect windows which allow ample natural light to flood in. Raised electric power sockets, underfloor heating with individual thermostats, TV and telephone points and two ceiling lights. A 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 Southerly facing UPVC double glazed window. Integrated appliances include; dishwasher, oven, ceramic hob, cooker hood and fridge freezer.

Bedroom

Double bedroom with built in wardrobe with sliding mirrored doors housing rails and shelving. Ceiling lights, TV and phone point. Southerly facing 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

1 Bed | £175,000

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.

The Annual Service Charge is £3,545.05 for financial year ending 31/03/2026.

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.

