McCarthy & Stone
RESALES

29 Portman Court Grange Road, Uckfield, TN22 1FD
Asking price £170,000 Leasehold

For further details
please call 0345 556 4104

29 Portman Court Grange Road, Uckfield, TN22 1FD

A ONE BEDROOM , first floor retirement apartment SOUTH FACING, BENEFITTING FROM extra heat to enter through the properties windows reducing energy consumption.

Summary

Portman Court is a Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 60s, for those who wish to enjoy independent living but may need some domestic support. There is an Estate Manager who leads the team and oversees the development. Each apartment has a fully fitted kitchen, electric economy 7-heating, fitted and tiled bathroom with shower and a 24 hour emergency call system.

Communal facilities include a homeowner's lounge where social events and activities take place, a function room and landscaped gardens. There is a fully equipped laundry room and restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by pull cords in your apartment as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Portman Court with additional domestic support available at an extra charge.

Portman Court is conveniently located close to the main High Street with a selection of shops, including Waitrose, Tesco, a library, Post Office and banks. There is also a rail station with trains to London Bridge.

Entrance Hall

The apartment is a short, level walk from the building's main entrance. The front door with a spy hole leads to the entrance hall. With a 24 hour Tunstall emergency response pull cord, Illuminated light switches and smoke detector. Doors lead to the bedroom, living room and bathroom and a walk-in storage and airing cupboard.

Living room

A larger than average living/dining room which benefits from views over landscaped gardens.Two ceiling light, power points. TV & telephone points, Wi-fi, and partially glazed double doors leading to the kitchen.

Kitchen

Fully fitted kitchen with newly replaced unit doors and handles, pan drawers and pull out spice rack. Under unit lighting and ceiling lights. Stainless steel sink with new mixer tap, electrically operated window. Integrated fridge, separate freezer and a brand new Bosch oven. Plumbed Blomburg washing machine, electric ceramic hob with extractor over. Emergency pull cord.

Bedroom

A double or twin room of good proportions with the original fitted wardrobe and a further, large wardrobe with shelves. Window overlooking landscaped gardens. Power points, TV and phone point, Wi-fi, ceiling lights. Emergency pull cord.

Bathroom

Brand new wet room non slip flooring installed. Tiled walls. Fitted walk-in bath with wall mounted shower attachment and a further, level access shower. Toilet, vanity unit with sink, new taps and handles and mirror above. Heated towel rail, grab rails and emergency pull cord.

Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system & Manager on site
- 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
- Laundry

One hour of domestic support per week.

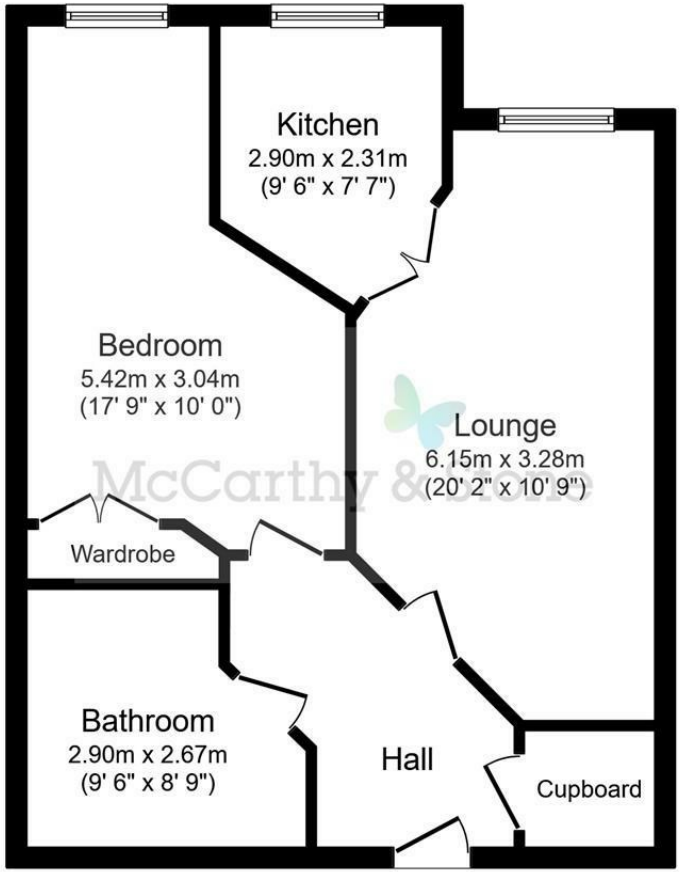
The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Management team.To find out more about service charges please contact your Property Consultant or Estates Manager.

Leasehold

125 Years from 2008
Ground Rent £435.

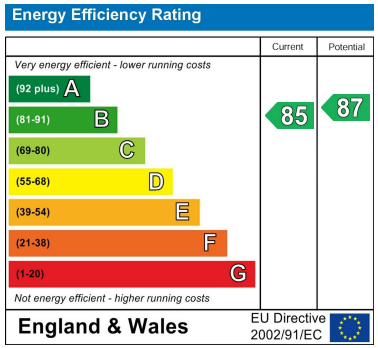
Car Parking

Parking is on a first come first served basis.



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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