



McCarthy & Stone
RESALES



36 Ridgeway Court Mutton Hall Hill, Heathfield, TN21 8NB
Asking price £187,950 LEASEHOLD

For further details
please call 0345 5564104

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A ONE BEDROOM APARTMENT LOCATED ON THE SECOND FLOOR WITH A JULIET BALCONY OVERLOOKING THE REAR OF THIS POPULAR McCARTHY AND STONE RETIREMENT LIVING DEVELOPMENT

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 bathroom. The apartment features a fully fitted kitchen, lounge/dining room one bedroom and separate shower room. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

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.

It is a condition of purchase that all residents meet the age requirement of 60 years.

Entrance Hall

Front door with spy hole leads to the large entrance hall, the 24 hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard.

Illuminated light switches, smoke detector and apartment security door entry system. Doors lead to the bedroom, living room and bathroom.

Lounge

A generously proportioned lounge benefiting from double full length glazed patio style doors opening onto a glazed juliet balcony allowing natural light into the apartment. 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

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. 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, windows to both rear and side.

Shower room

Fully tiled and fitted with suite comprising of a shower cubicle, grab rails, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric towel rail and extractor fan. Window to side.

Service charge

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.

Leasehold

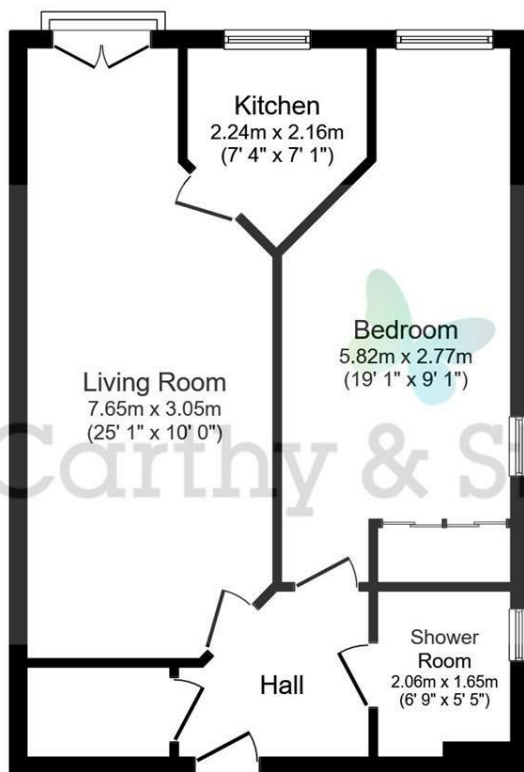
Lease 125 Years from 2012

Ground Rent £425

Car parking permit scheme (subject to availability)







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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	76
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	80	80
	EU Directive 2002/91/EC	

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 5564104 or email resales@mccarthyandstone.co.uk

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