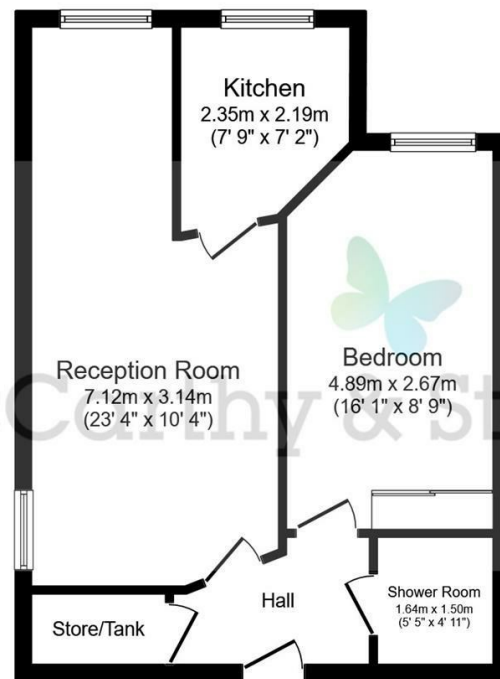


# McCARTHY STONE RESALES

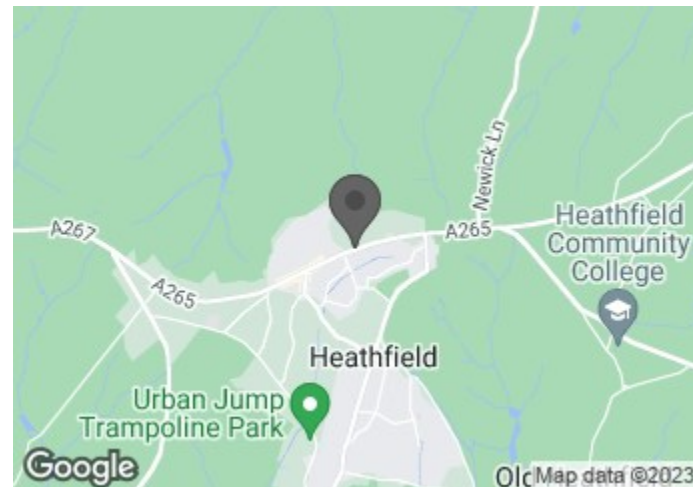
## 34 RIDGEWAY COURT MUTTON HALL HILL, HEATHFIELD, TN21 8NB



**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.localagent.com

### COUNCIL TAX BAND: B



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

# McCARTHY STONE RESALES

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A one bedroom second floor retirement apartment with double aspect lounge.

## ASKING PRICE £170,000 LEASEHOLD

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# RIDGEWAY COURT, MUTTON HALL HILL, HEATHFIELD

1 BED | £170,000

## SUMMARY

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.

## LIVING ROOM

A generously proportioned lounge benefiting from being double aspect with windows overlooking the landscaped gardens to the rear and side. 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 of good proportions with built in wardrobe with sliding mirrored doors housing rails and shelving. Ceiling lights, TV and phone point, windows to rear.

## 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.

## SERVICE CHARGE (BREAKDOWN)

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 for this property is £2,731.56 p.a. up to financial year end 31/03/2023. 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: £2,731.56 p.a (for financial year end 31/03/2023).

## LEASEHOLD

Lease 125 Years from 2012  
Ground Rent £425 reviewed 06/2027

## CAR PARKING

Car Parking permit scheme subject to availability.

