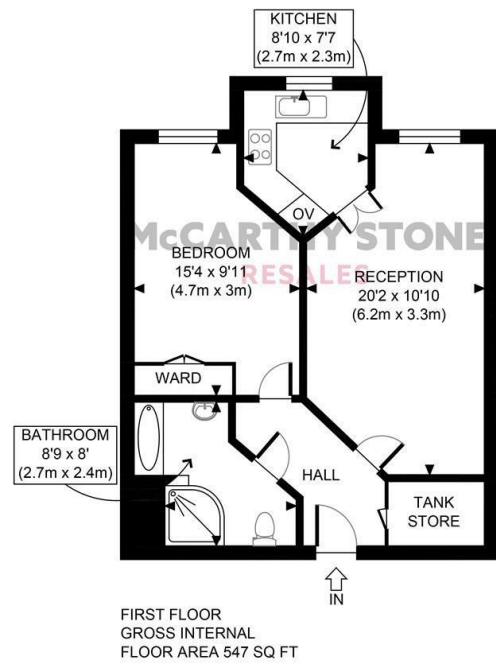


McCARTHY STONE RESALES

14 PORTMAN COURT GRANGE ROAD, UCKFIELD, TN22 1FD



APPROX. GROSS INTERNAL FLOOR AREA 547 SQ FT / 51 SQM	Portman Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	date: 22/06/21
	photoplan

COUNCIL TAX BAND: C



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		
	87	88

McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



Cut your COST OF LIVING with this FANTASTIC one bedroom retirement apartment for the over 60s, situated in a convenient location new Uckfield town centre.

PRICE REDUCTION

ASKING PRICE £135,000 LEASEHOLD

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

PORTMAN COURT, GRANGE ROAD,

1 BEDROOMS £135,000

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.

ENTRANCE HALL

Front door with spy hole leads to the entrance

hall. A 24 hour Tunstall emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the bedroom, living room and bathroom.

LIVING ROOM

Spacious living/dining room with elevated Southerly views. Feature fire surround with decorative electric fire. Two ceiling light points, power points. TV & telephone points. Partially glazed door leads onto a separate kitchen. Emergency pull cord.

KITCHEN

Fully fitted modern style kitchen with modern cupboard doors and co-ordinated work surfaces. Under unit lighting. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap and electrically operated kitchen window. There is an integral fridge and freezer and electric oven. There is also a fitted electric ceramic hob with extractor over. Emergency pull cord.

BEDROOM

A spacious double bedroom with fitted double wardrobes and elevated southerly views. TV and phone point, ceiling lights. Emergency pull cord.

BATHROOM

Tiled and fitted with a low level panel enclosed bath and separate level access walk-in shower. Toilet, vanity unit with sink and mirror above. There are grab rails and non-slip flooring. Heated towel rail. 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.

The service charge for this property is £8,976.76 per annum up to financial year end 31/08/2023.

LEASEHOLD

125 Years from 2008
Ground Rent £435 per annum
Ground Rent Review: April 2023

CAR PARKING

Car parking is strictly on a first come first served basis.

