

# High Street Heathfield



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£5,000



2

BEDROOM

1

RECEPTION

1

BATHROOM

## About the property

FOR SALE BY AUCTION on 28th February 2023

Disclosed Reserve of £5,000

Lextons are delighted to present this fully vacant spacious retirement apartment as originally built by McCarthy & Stone, for sale by auction with small outside area offering 2 double bedrooms, spacious lounge, entrance hall, fitted kitchen and large bathroom, complimented by central heating and a car parking facility based on availability.

Although positioned on the fourth floor, the property is accessible from the parking area without steps whilst a passenger lift services the entire building.

The flat is able to be rented out if required.

Included within the service charge is:

One hour a week of domestic help for the occupant

Water bills

24/7 management cover

Building insurance

Maintenance of the grounds

Central Heating

Via the restaurant, all food is also included within the service charge with, we understand, a vary small surcharge payable of which we are advised is in the region of £3 to £4 per sitting. Buyers are advised to thoroughly check the cost of this surcharge prior to making a commitment to purchase.

The lease is 125 years from 1/06/2007

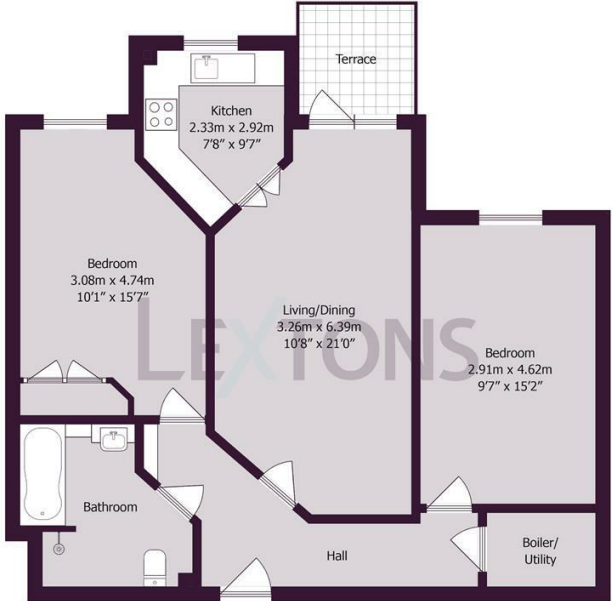
Annual ground rent is £550

Service charge is £1,102.35 per month

Risingholme Court is situated in the heart of Heathfield with easy access to local shops and choice of restaurants, with easy access to neighbouring villages and towns of Buxted and Uckfield.



SCAN HERE TO VIEW ALL AUCTION PROPERTIES



Approximate gross internal floor area 71.5 sq m/ 770 sq ft  
 Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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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>	72	79
(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>England &amp; Wales</b>	EU Directive 2002/91/EC	