

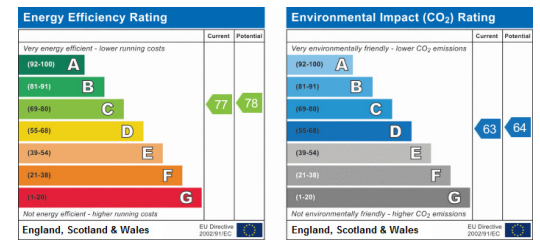
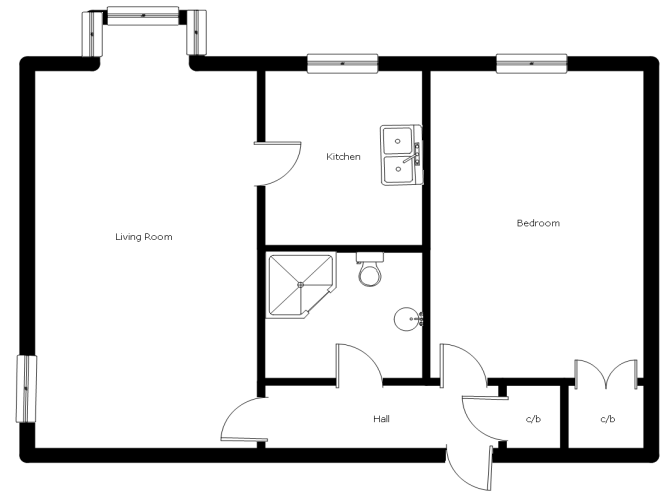
BATHROOM white suite comprising low level WC, pedestal wash handbasin with tiled splashback, single shower unit with tiled walls and Mira shower, electric wall heater, heated towel rail



STATION ROAD, HEATHFIELD, TN21 8LE £69,950



OUTSIDE there is a large car park at the rear of the property and communal, landscaped gardens.



**1 Bedroom Leasehold Retirement Flat**  
**Laundry room and Communal Sitting Room**  
**Bedroom with built-in wardrobe**  
**Residents Parking**  
**Communal Gardens**  
**Very Close to Town Centre**  
**Private access to Sainsbury's Car Park**

**MISREPRESENTATION ACT 1967** These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. An interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the Agents then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only as a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their solicitors. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

Westwoods Estate Agents. 52 High Street, Heathfield, East Sussex, TN21 8JB.  
 Tel: 01435 868020. Fax: 01435 864441. [www.westwoodsestateagents.co.uk](http://www.westwoodsestateagents.co.uk)

A second floor 1 Bedroom Retirement Flat in the popular Davenport Park Development. Accommodation comprises of Communal Entrance Hall with lift, private Entrance Hall, Sitting Room, Kitchen, Bathroom and Bedroom. Residents parking and visitors' parking.

Located within a few moments walk of the High Street in Heathfield. There is direct and private access to the car park at Sainsbury's and the Post Office. The coast at Eastbourne is about 15 miles away as is the spa town of Royal Tunbridge Wells. There are regular bus services to both towns.

There is a Guest Suite for visitors which is rentable nightly for a small charge. There is a laundry and drying room. Each flat has an entry phone system and a pull-cord emergency facility in each room. There is a part-time warden on site.

Ground rent currently £320.00 per annum (£160.00 x 2)

Lease remaining—71 years

Service charge approx. £2259.00 per annum includes water, laundry room, all outside maintenance, grounds, communal areas, part-time warden, window cleaning, building insurance.

Council Tax Band B - 2017/2018 £1,409.43

COMMUNAL ENTRANCE HALL with stairs and lift access

PRIVATE FRONT DOOR AND ENTRANCE HALL airing cupboard with hot water tank and shelving, wide bay window, storage heater

SITTING ROOM 20'4" (into window) x 9'11" double aspect with windows to the front and side, 2 storage heaters

KITCHEN 8'3" x 6'11" range of cupboards with worksurfaces over, single drainer stainless steel sink, under-counter fridge, space for oven (possibly included TBC)



BEDROOM 14'3" x 9'6" fitted double wardrobe cupboard with cupboard over, window to front, storage heater

