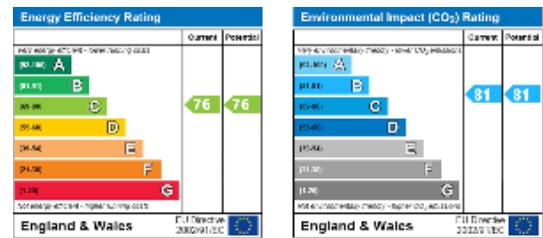


**SHOWER ROOM** 6'09" x 5'06" Large and fully-tiled with white suite comprising low level W.C., large shower cubicle with plumbed-in power shower, vanity unit with inset basin, heated towel rail, tiled floor.



**COMMUNAL GARDENS** Very well tended and attractive Communal Gardens, areas of lawn with mature trees and shrubs, large Patio seating area accessed from the residents' lounges.



**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 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.

**MUTTON HALL HILL, HEATHFIELD, TN21 8NB £169,000**



**Immaculate 1 Bedroom Ground Floor Flat  
Popular McCarthy and Stone Development  
Light and Spacious  
Fitted Kitchen with appliances  
Large Sitting Room/Dining Room  
Communal Gardens  
Short walk to the High Street**

An immaculate, light and spacious Ground Floor 1 Bedroom Retirement Flat in the popular Ridgeway Court development. The accommodation comprises private Entrance Hall, Sitting/Dining Room, Kitchen with appliances, 1 Double Bedroom, large Shower Room. The property benefits from well tended Communal Gardens and 2 Residents' Lounges. Guest suite and lift to all floors.

The property is about 1/4 mile from Heathfield Town Centre with its range of shopping and banking facilities. The area is well served with a range of well regarded primary schools with secondary education being available at the nearby Heathfield Community College. There are mainline railway stations at both Stonegate and Etchingham (both of which are under a 15 minute drive away) giving services into Charing Cross in just over an hour. The coast at Eastbourne and the spa town of Tunbridge Wells are both about 15 miles away.

Lease: Approx. 122 years remaining.

Ground Rent: £121.50 Oct 2015 - March 2016 (6 monthly)

Maintenance: 2015 - 2016: £179.06, monthly, to include buildings insurance, underfloor heating, water, gardening, cleaning of all communal areas, window cleaning.

Parking - Please speak directly to the Manager at Ridgeway Court.

COUNCIL TAX BAND B, 2016/2017 £1,350.05

COMMUNAL ENTRANCE HALL Secure Entrance Hall leading to Residents' Lounges, Gardens and lifts to all floors.

PRIVATE ENTRANCE HALL Private front door leading to a spacious Entrance Hall, large cupboard housing electricity meters and hot water tank.

SITTING/DINING ROOM 23'04" x 10'07" Large room with french doors to a "Juliet" balcony to the front, window to side, T.V. point, B.T. point, door to Kitchen.



KITCHEN 7'04" x 7' Fitted, modern wall and base units with complementary worksurfaces over, built-in fridge and freezer, stainless steel sink and drainer unit with mixer tap, built-in oven with hob and extractor over, window to the front.



BEDROOM 13'02" (plus door recess) x 9'02" Large, fitted wardrobe cupboards, B.T. point.

