

# Crane & Co



## Price Guide

£150,000 - £180,000

12 Ridgeway Court, Mutton Hall Hill, Heathfield, East Sussex TN21 8NB

 1 Bedroom  1 Bathroom  1 Reception

 01323 440678

 [sales@craneandco.co.uk](mailto:sales@craneandco.co.uk)

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Leasehold

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There is nothing to do except relax and retire in this delightful modern retirement apartment available to the over 60's. From the moment you arrive you can see what lifestyle awaits, the well kept communal gardens, peaceful setting and residents parking! Stepping inside is just as breathtaking as it is beautifully presented throughout and has been kept in incredibly good order. It has a spacious living/ dining room, which is just ideal for entertaining - flooded with natural light with a Juliet balcony. The kitchen is just off of your dining area which makes it practical and suitable at meal times with modern touches. Adding to this a bright shower room and a double bedroom with fitted wardrobes, its the ideal place to settle down for retirement. The development includes a Homeowners' lounge, a guest suite for visitors who wish to stay (additional charges apply) as well as 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. NO CHAIN.

Annual Service charge - £3032.00\*

Ground Rent £425 per annum\*

\*Please be advised charges provided by Vendor\*

## Main Features

- Available to over 60s, built by McCarthy and Stone.
- First Floor Apartment With Juliet Balcony
- Mobility Scooter Store
- Communal Lounge & Laundry Room
- Car Parking Permit Scheme
- Close To High Street
- Landscaped Gardens
- NO CHAIN

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## Room Sizes

Entrance Hall  
Living/Dining Room - 22' 8" x 10' 6"  
Kitchen - 8' 6" x 7' 4"  
Bedroom - 13' 2" x 9' 3"  
Shower Room

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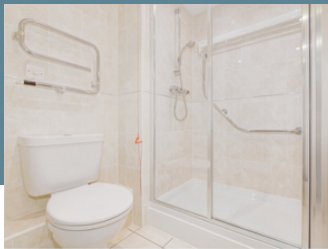


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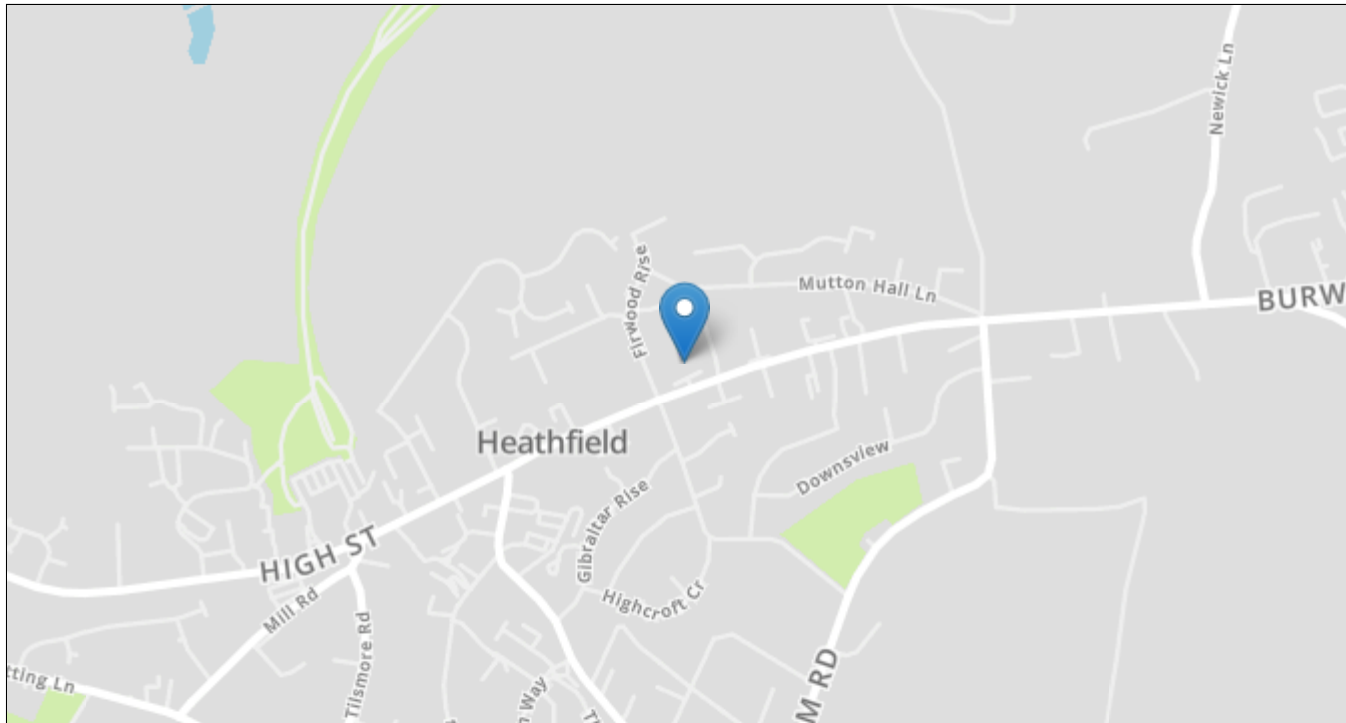
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