

Crane & Co



Price Guide

£230,000 - £255,000

2 Cedarcroft, Mutton Hall Hill, Heathfield, East Sussex TN21 8FB

🏠 2 Bedroom 🛀 2 Bathroom 🪑 1 Reception

📞 01323 440678

✉️ sales@craneandco.co.uk

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Leasehold

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A splendid lower ground floor 2 bedroom purpose built flat that could all be yours! With a roomy hallway that branches off into the living room, the space on offer here is wonderfully bright & airy. The living room with patio doors is flooded with natural light and enjoys direct access to a patio area through the double doors and the well-maintained communal areas. It's a brilliant space. The kitchen/breakfast room is perfect for any cook offering plenty of space. The main bedroom comes complete with en-suite bathroom... you never will want to leave those long relaxing baths. The additional family shower room is equally stunning. With an allocated parking space located to the back of the property, and being just along from the town centre with easy access to bus routes to take you to your chosen destination... this apartment really does have it all.

* Service Charge £750.00 per annum

* Ground Rent £175.00 per annum

* Lease 107 years

* Please be advised that charges provided by vendor

Room Sizes

Communal Entrance
Private Entrance Hall
Living Room
Patio Doors to Patio Area
Kitchen/Breakfast Room
Bedroom 1
En-suite Bathroom
Bedroom 2
Shower Room
Allocated Parking Space

Main Features

- 2 Bedrooms
- Purpose Built Flat
- Direct Access To Patio Area
- Allocated Parking
- En-suite Bathroom
- Spacious & Bright Accommodation
- Great Location

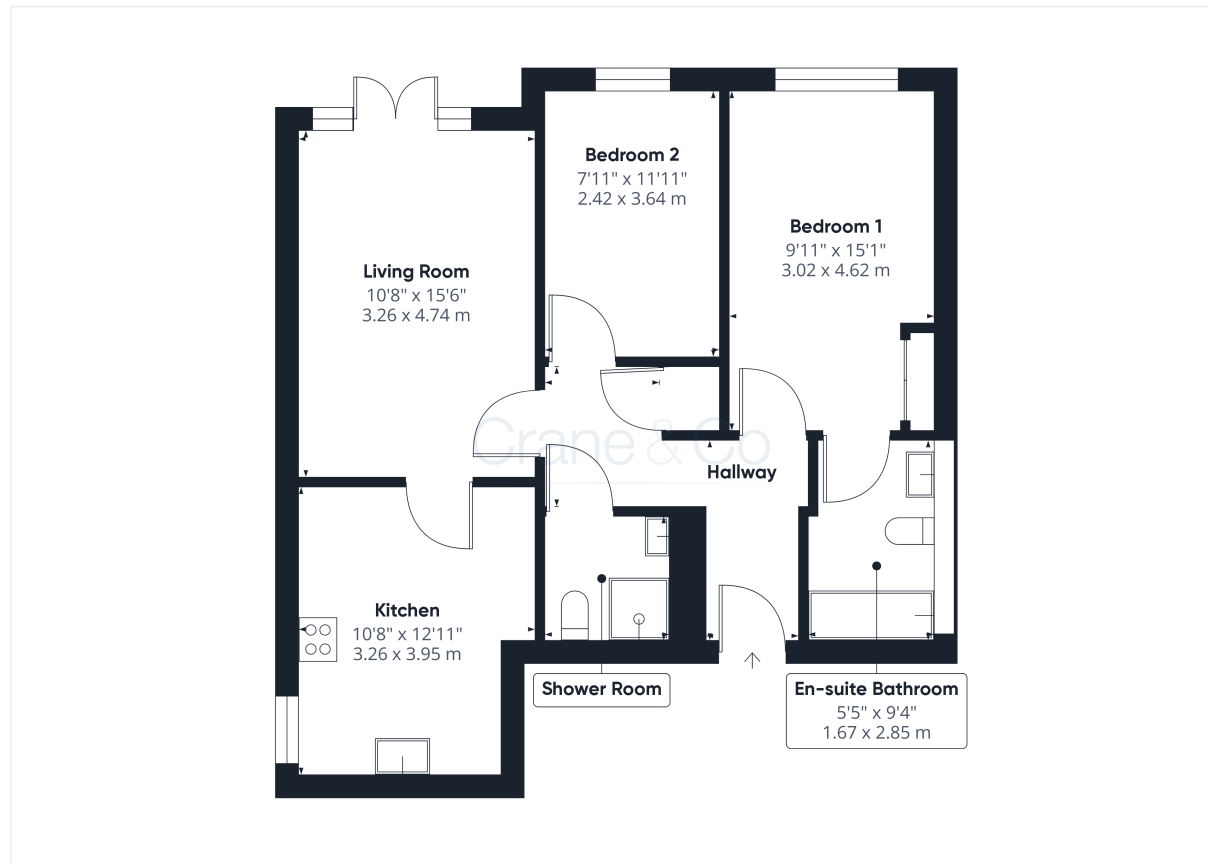
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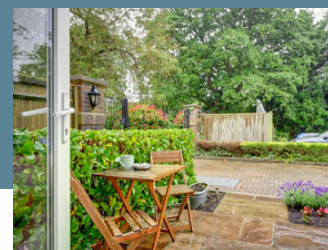
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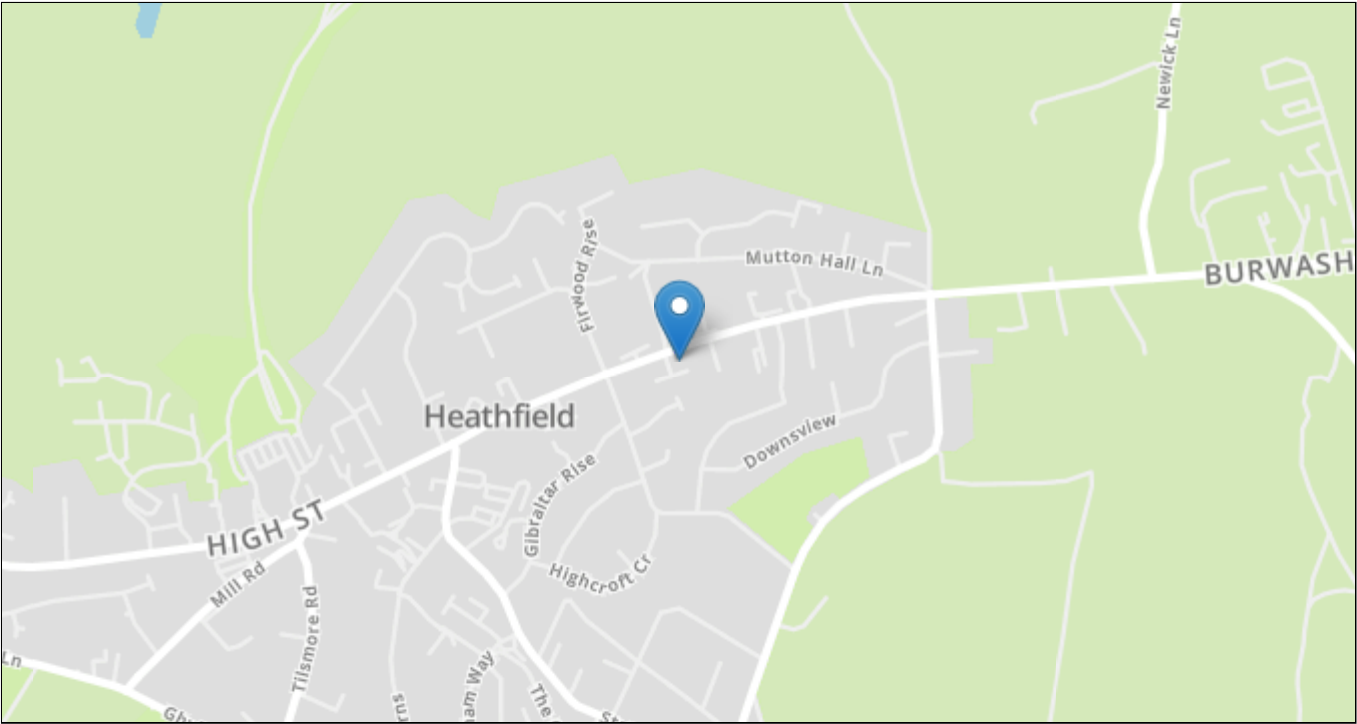
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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