



**Flat 32 Oakwood Park, Hartfield Road, Forest Row, East Sussex.
RH18 5DZ**

£180,000 Leasehold

FOR SALE



SUMMARY DESCRIPTION

GUIDE PRICE £180,000

NO CHAIN

A FIRST FLOOR two bedroom retirement apartment situated in the popular Oakwood Park with an outlook from the main rooms over communal gardens and private balcony situated to the rear of the development.

PROPERTY DESCRIPTION

A FIRST FLOOR RETIREMENT APARTMENT set away from the Hartfield Road. The development was constructed between 1988 and 1990 and consists of 38 homes especially designed for purchasers who have attained 60 years of age. Oakwood Park is very sought-after locally. Facilities include a door entry phone and an alarm call system in every room linked to the on site manager plus central control, power points are located at a convenient height, gas central heating system installed with radiators. Car parking spaces are provided for residents and visitors. Oakwood Park is administered by Anchor Trust and maintenance charges can be provided.

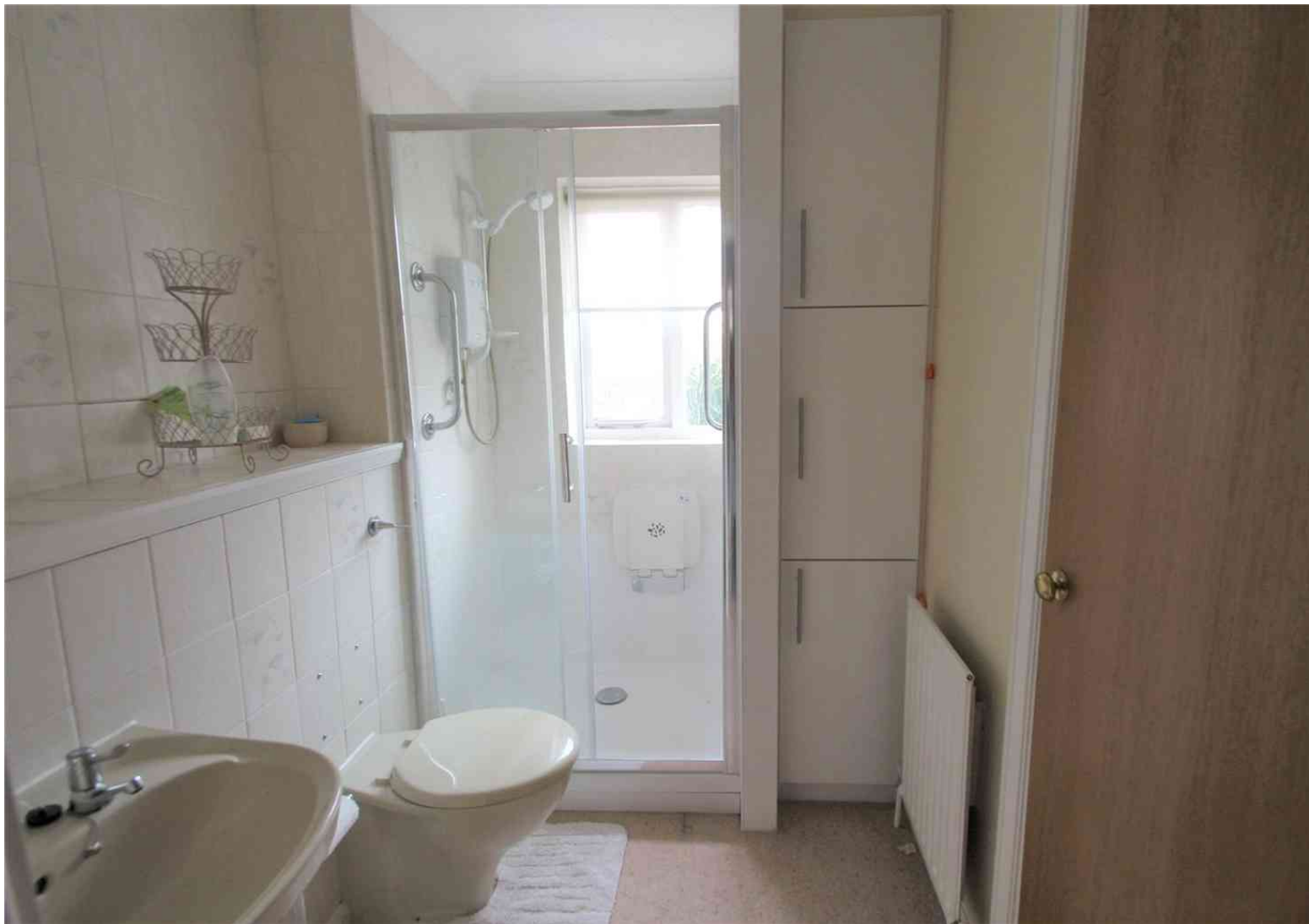
The accommodation comprises communal entrance hall, inner entrance hall, living room, fitted kitchen, master bedroom with fitted cupboard, bedroom 2/study/dining room. The facilities at Oakwood Park include an entry-phone and alarm call system, linked to both the residence Manager and central control, and an active communal residents' lounge. There is ample communal car parking space for residents and visitors. Oakwood Park is administered by Anchor Trust.

There are a wide range of local shops ranging from natural food shops to local supermarkets and various other boutique shops offering a wide variety of choice. There are also various restaurants, pubs and cafes. Within a short distance is the famous Royal Ashdown Forest Golf Club and also the property is within easy reach of the local primary school and nearby Michael Hall School.

FEATURES

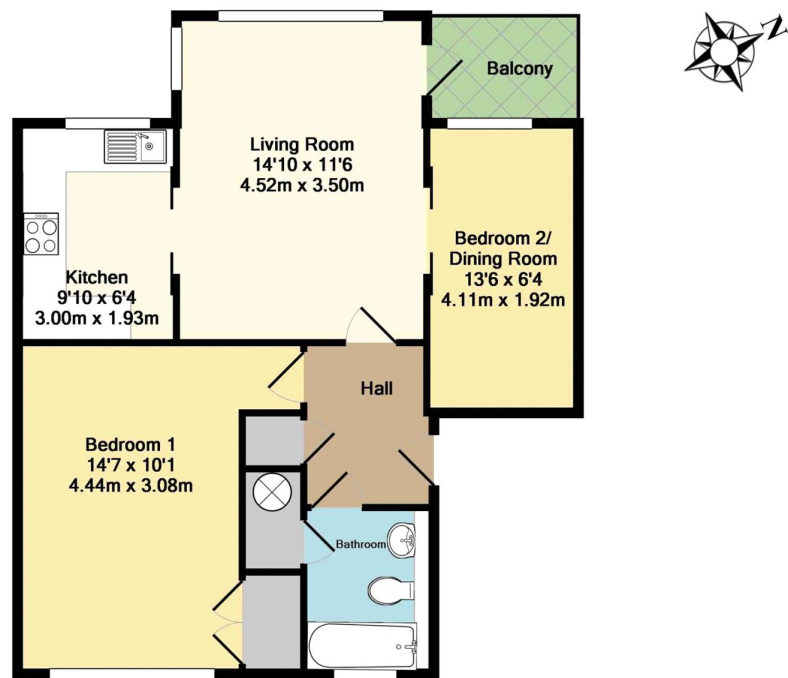
- 2 Bedrooms
- 1 Reception Room
- Bathroom
- Central Heating
- BALCONY
- On-site Manager plus central control
- Off-road Parking
- Communal Gardens
- Set back from the road
- EPC Band C







FLOORPLAN & EPC



TOTAL APPROX. FLOOR AREA 625 SQ.FT. (58.1 SQ.M.)

Whilst every effort has been made to ensure accuracy, measurements are approximate and no responsibility is taken for error or omission. Total floor area includes garages and outbuildings.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	77
(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	