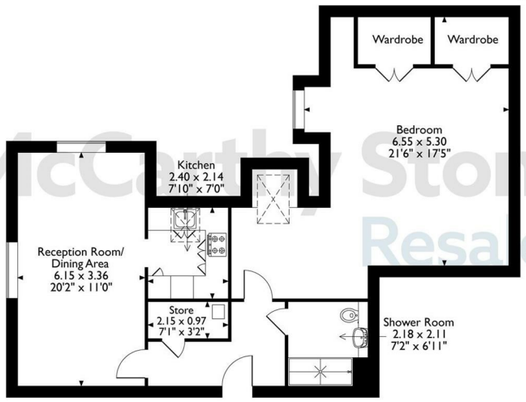
Excellent

Trustpilot

McCarthy & Stone
Resales.

Holmes Place, Flat 43, Crowborough Hill, Crowborough, East Sussex
Approximate Gross Internal Area
79 Sq M/850 Sq Ft




**Second Floor**

The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544

The Property Ombudsman









## 43 Holmes Place

Crowborough Hill, Crowborough, TN6 2RS

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 43 Holmes Place could be the ideal place for you. Contact our team to arrange an appointment to view.

## Asking price £280,000
## Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

### Why you'll love living here:

- South facing one bedroom apartment in great condition
- Generously sized bedroom with ample light throughout
- Homeowner's communal lounge
- 24 Hour Emergency Call System
- House manager on-site during office hours
- Guest Suite for family & friends
- Mobility scooter store
- Well maintained communal gardens
- list to all floors
- Close to local amenties

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

# 43 Holmes Place, Crowborough

1 | 1 | Asking price £280,000

## Development Overview

Holmes Place was constructed by McCarthy and Stone for Independent Retirement Living and boasts a mix of one and two-bedroom apartments for the over 60s.

The development has a dedicated House Manager on site during working hours to take care of things and make you feel at home. The Homeowners' lounge provides a great space to socialise with friends and family and, if your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (fees apply and subject to availability). In addition, there is a well equipped laundry room with washing machines and tumble driers, and lovely landscaped communal gardens to enjoy.

There's no need to worry about the burden of maintenance as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. The energy costs of the homeowners lounge and other communal areas are also covered.

For peace-of-mind, there is a 24-hour emergency call system provided via a personal pendant alarm and call points in the bathrooms, and lift access to all floors.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

## Property Overview

A light and spacious one bedroom retirement apartment, offering comfortable accommodation. The south facing living room is complete with multiple windows providing ample natural light throughout. A separate modern kitchen is well equipped with integrated appliances. The generously sized double bedroom benefits from two fitted wardrobes, providing excellent storage, while the well-appointed wet room includes a level access shower. Ideally suited to those seeking independent retirement living, this delightful apartment combines comfort and practicality.

## Social Lifestyle

The Communal Lounge is at the heart of the community at Holmes Place and is where the majority of social gatherings take place. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

## Landscaped Gardens

One of the main social hubs of Holmes Place is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

## Car Parking

Car parking is by allocated space on a permit scheme. Please check with the House Manager for more information and availability.

## Service Charges

Annual service charge: £3,401.40 for financial year ending 30/09/2027.
Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

## Lease Information

Lease: 125 years from 1st Jan 2014
Ground rent: £425 per annum
Ground rent review: 1st Jan 2029

## Additional services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Moving Made Easy

Moving is a huge step, but don’t let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.



















