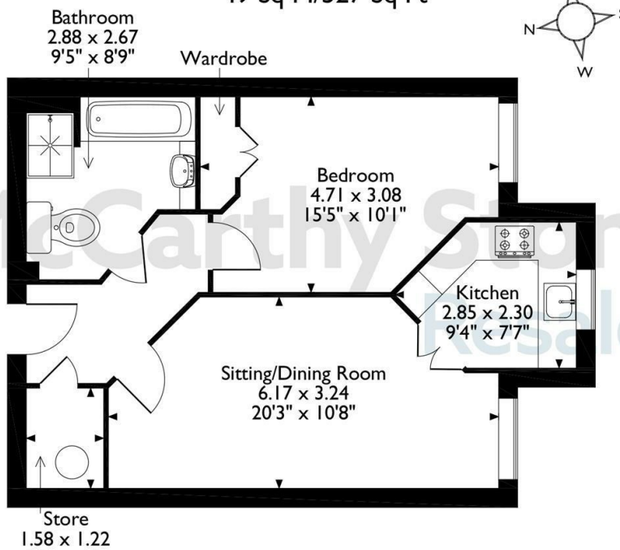
12 Portman Court, Grange Road, Uckfield, East Sussex
Approximate Gross Internal Area
49 Sq M/527 Sq Ft

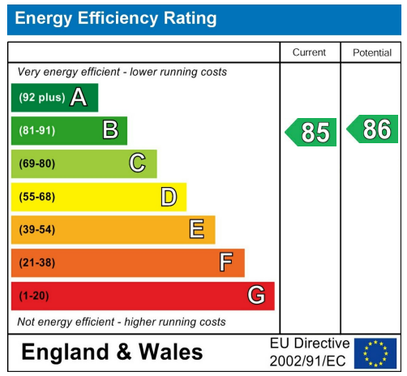


Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

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The Property Ombudsman

McCarthy Stone
Resales

12 Portman Court

Grange Road, Uckfield, TN22 1FD







Asking price £130,000 Leasehold

A BRIGHT and SPACIOUS ONE BEDROOM retirement apartment, situated on the UPPER GROUND FLOOR of Portman Court. Benefitting from the SOUTH FACING aspect, the apartment also has lovely views from all windows, overlooking the beautiful LANDSCAPED GARDENS. The lounge features a modern electric fire and surround, whilst the DOUBLE bedroom offers plenty of storage within its built in WARDROBE.

Portman Court offers EXCELLENT COMMUNAL FACILITIES which include; an ON-SITE RESTAURANT, a HOMEOWNERS LOUNGE where social events take place, 24 hour staffing and careline system for PEACE-OF-MIND, a FUNCTION ROOM, a GUEST SUITE for visiting family and friends, beautiful LANDSCAPED GARDENS, and more!

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Portman Court, Grange Road, Uckfield, East Sussex, TN22 1FD

1 Bed | £130,000

Development Overview
Portman Court is a Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 60s, for those who wish to enjoy independent living but may need some domestic support. There is an Estate Manager who leads the team and oversees the development. Each apartment has a fully fitted kitchen, electric economy 7-heating, fitted and tiled bathroom with shower and a 24 hour emergency call system.

Communal facilities include a homeowner's lounge where social events and activities take place, a function room and landscaped gardens. There is a fully equipped laundry room and restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by pull cords in your apartment as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Portman Court with additional domestic support available at an extra charge.

Portman Court is conveniently located close to the main High Street with a selection of shops.

This apartment is conveniently situated on the ground floor for easy access to the communal areas, but elevated above the landscaped gardens for security and peace of mind.

Entrance Hallway
Front door with spy hole leads to the entrance hall. Apello 24 hour emergency response pull cord system. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the living room, bedroom and bathroom.

Living Room
Living/dining room of generous proportions, boasting a feature electric fireplace which makes an attractive focal point in the room. Two ceiling light points, raised power points. TV & telephone points. Partially glazed double doors lead onto a separate kitchen. A double window overlooks beautiful landscaped gardens. Emergency pull cord.

Kitchen
Fitted modern style kitchen with modern cupboard doors and co-ordinated work surfaces. Contemporary ceiling lights and an overhead electric heater with pull cord. Stainless steel sink with chrome mixer tap and electrically operated kitchen window. There is an integrated fridge and integrated freezer, and a fitted electric oven. There is also a fitted electric ceramic hob with extractor over. Emergency pull cord.

Double Bedroom
A spacious double bedroom with fitted double wardrobe. TV and phone point, ceiling light. Window overlooking gardens. Emergency pull cord.

Bathroom
Tiled and fitted with a low level panel enclosed bath and separate wet room style walk-in shower. WC, vanity unit with sink and mirror above and a wall mounted medicine cabinet. There are grab rails and non-slip flooring. Heated towel rail. Emergency pull cord.

Service Charge (breakdown)
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Annual Service charge of £12,215.94 for the financial year ending 31/08/2027.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

Lease Information
Lease: 125 years from 1st April 2008
Ground rent: £435 per annum
Ground rent review: 1st April 2038

Car Parking
Car parking is strictly on a first come first served basis.

Additional Information & Services
- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

** Entitlements Service** Check out benefits you may be entitled to.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT













