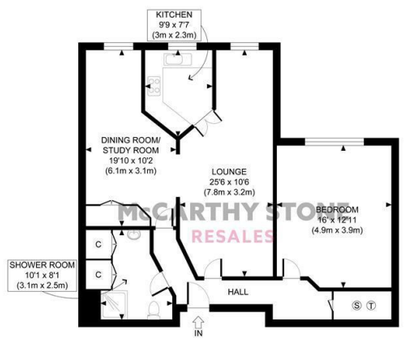
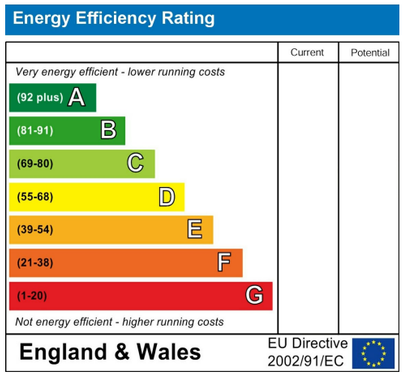



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 882 SQ FT

| APPROX. GROSS INTERNAL FLOOR AREA 882 SQ FT / 82 SQM | Portman Court |
|---|---|
| Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation | date 20/05/22 |
| | photoplan |

## Council Tax Band: D




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The Property Ombudsman

McCarthy Stone
Resales

# 35 Portman Court

Grange Road, Uckfield, TN22 1FD









## Offers in the region of £120,000 Leasehold

An exceptionally SPACIOUS and attractive TWO BEDROOM retirement apartment on the FIRST FLOOR, with new carpets in living areas and in turnkey condition. The main bedroom is a very large space with good natural light. The second bedroom is a flexible space with the potential to be used as additional living space or a second bedroom. An ideal apartment for two or for someone looking for a bit more space.

The EXCELLENT COMMUNAL FACILITIES include; an ON-SITE RESTAURANT serving fresh meals daily, 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, lovely 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

# 2 Bed | £120,000

### Summary
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 running of the development. Each apartment has a fitted kitchen, electric economy 7-heating, fitted and tiled bathrooms with separate 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 well equipped laundry room and subsidised on-site 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).

In addition, 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, including Waitrose, Tesco, a library, Post Office and banks. There is also a rail station with trains to London Bridge.

### Entrance Hallway
The front door with a spy hole leads to the entrance hall, where the 24 hour emergency response pull cord in situated. Illuminated light switches and smoke detector. Doors lead to the bedrooms, living room and bathroom, as well as a useful walk-in storage and airing cupboard.

### Living Room
A bright and airy living room which benefits from new carpets. Feature fireplace with electric fire makes an attractive focal point in the room. Two ceiling light, power points. TV & telephone points. Partially glazed double doors opening to the kitchen. A large opening leads to bedroom two/separate reception room.

### Kitchen
Fitted kitchen boasting a range of wall and base units with complimentary worksurfaces over. A stainless steel sink with mixer tap and drainer unit sits below the electronically operated window which overlooks the gardens. There is a freestanding fridge and freezer, which is included in the sale, electric oven and electric ceramic hob with extractor over. Plumbing for a slim dishwasher. Emergency pull cord, tiled floor, under unit lighting and ceiling lights.

### Double Bedroom One
A VERY spacious double bedroom with window allowing ample natural light to flood in. Ceiling light, built in wall safe and emergency pull cord.

### Dining Room/Bedroom Two
This room provides very useful additional extra space. Currently used as living space but with the potential to use as a separate bedroom. The room is accessed directly from both the living room and hallway. Benefiting from fitted double wardrobes, TV and phone point, ceiling light and emergency pull cord.

### Bathroom
Tiled and fitted with extensive and very useful storage cupboards. Level access walk-in shower, WC, vanity unit with sink and mirror above. There are grab rails and non-slip flooring, heated towel rail and emergency pull cord.

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

### 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 & Manager on site
- 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
- Laundry
- One hour of domestic support per week.

The service charge for this property is £15,512.79 p.a. up to financial year end 31/08/2027. The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Management team. To find out more about service charges please contact your Property Consultant or Estates Manager.

### Lease Information
Lease length: 125 years from 2008
Ground Rent £510 pa
Ground rent review: Apr-2038

### 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



















