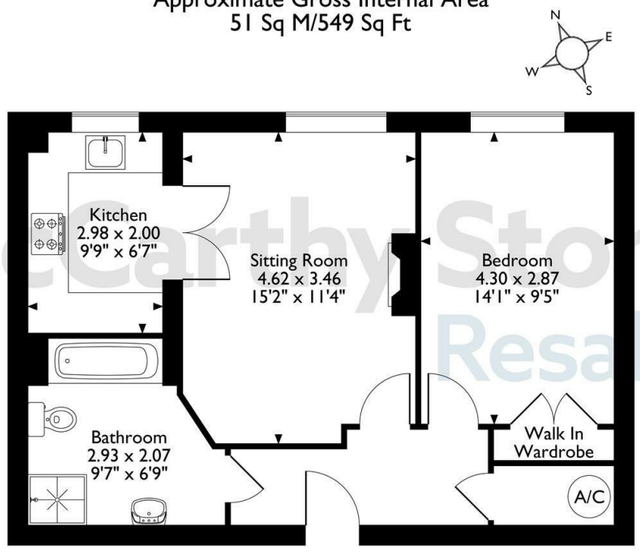
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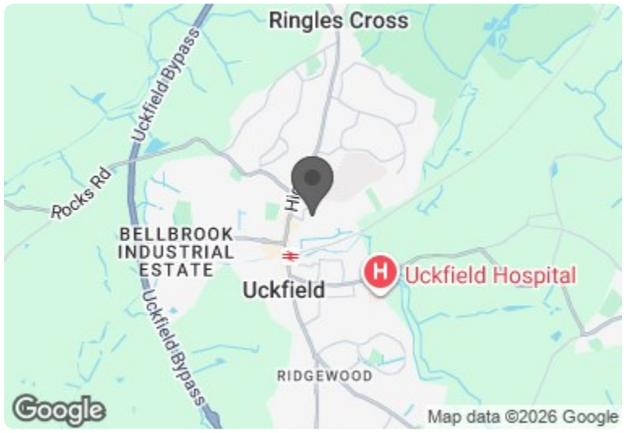
32 Portman Court, Grange Road, Uckfield, East Sussex,
Approximate Gross Internal Area
51 Sq M/549 Sq Ft

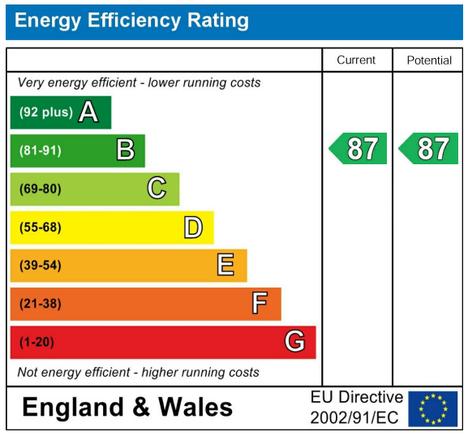


First Floor

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





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The Property Ombudsman

McCarthy Stone
Resales

32 Portman Court

Grange Road, Uckfield, TN22 1FD

PRICE REDUCED







PRICE REDUCTION

Asking price £100,000 Leasehold

A well presented ONE DOUBLE BEDROOM retirement apartment situated on the FIRST FLOOR of Portman Court, a McCarthy Stone Retirement Living PLUS development for the over 60's.

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

1 Bed | £100,000

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 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 spacious entrance hall, where the 24 hour emergency response pull cord in situated. Illuminated light switches and smoke detector. Doors lead to the bedroom, living room and bathroom, as well as a useful walk-in storage and airing cupboard.

Living Dining Room
A through living/dining room boasting a feature fireplace with coal effect electric fire, which makes an attractive focal point in the room. Two ceiling light, power points, TV & telephone points, and partially glazed double doors opening to the kitchen.

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. Free standing under the counter fridge. Built in appliances include; freezer, oven and electric ceramic hob with extractor over. Emergency pull cord, tiled floor, under unit lighting and ceiling lights.

Double Bedroom
A double or twin bedroom of good proportions with a built in double wardrobe. Window allowing natural light, power points, TV & phone point, ceiling light and emergency pull cord.

Bathroom
Wet room style bathroom with non slip flooring, being extensively tiled and fitted with bath, separate level access shower with grab rails and curtain, WC, vanity unit with sink inset and mirror above. Heated towel rail and emergency pull cord.

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

Service Charge (breakdown)
What your service charge pays for:
- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.
The Service charge £12, 215.94 per year until 31/08/2027

Lease Information
Lease Length: 125 years from 2008
Ground Rent: £435 pa expired 2038

Moving Made Easy & Additional Information
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.
- 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

PRICE REDUCED













