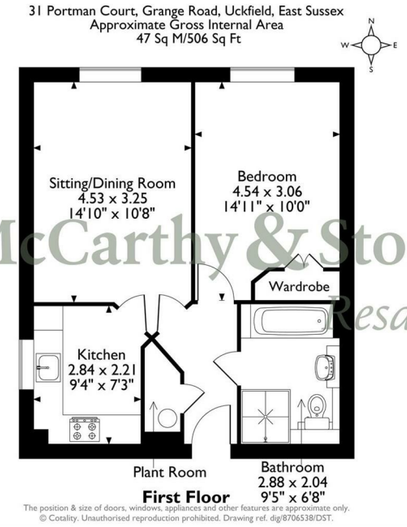
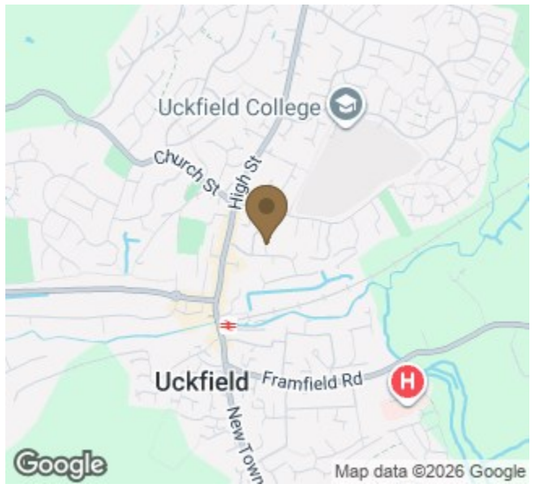
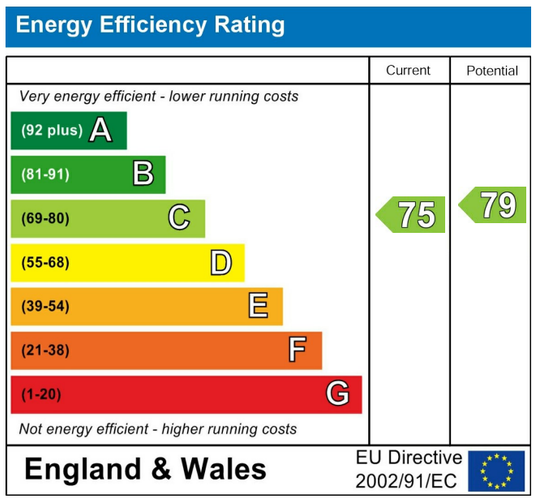
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







31 Portman Court

Grange Road, Uckfield, TN22 1FD

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 31 Portman Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £115,000
Leasehold

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

Why you'll love living here:

- Spacious one bedroom apartment
- Social Home Owners lounge
- Table service restaurant
- Lovely landscaped gardens
- Lifts to all floors
- 24/7 onsite support
- Mobility scooter store
- Very convenient for town centre
- Hobby and reading areas
- Weekly domestic support

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

31 Portman Court, Uckfield

1 | 1 | Asking price £115,000

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.

Apartment Overview

A spacious and well-presented one-bedroom retirement apartment, boasting a corner plot position on the first floor. The welcoming entrance hall includes a useful walk-in storage cupboard and airing cupboard.

The generously proportioned lounge provides ample space for both comfortable seating and dining, while enjoying views over some landscaped communal gardens. A separate fitted kitchen, features a range of modern units, generous worktop space and integrated appliances.

The spacious double bedroom benefits from a built-in double wardrobe offering excellent storage. The bathroom is designed in a practical wet room style, comprising both a bath and level-access shower.

This delightful apartment combines comfortable, low-maintenance retirement living, and a convenient position within the development.

Social Lifestyle

The Communal Lounge is at the heart of the community at Portman Court 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.

The Restaurant

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Portman Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit.

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 per annum
Ground rent review: 04/01/2038

Car Parking

Parking is on a first come first served basis.

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.

Additional Information & Services

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













