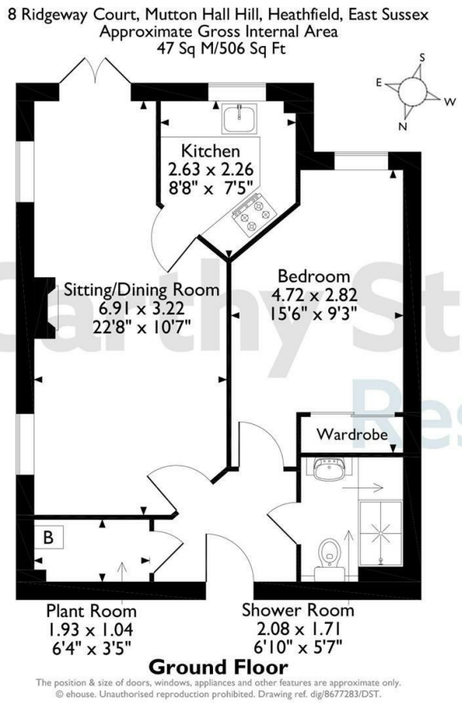
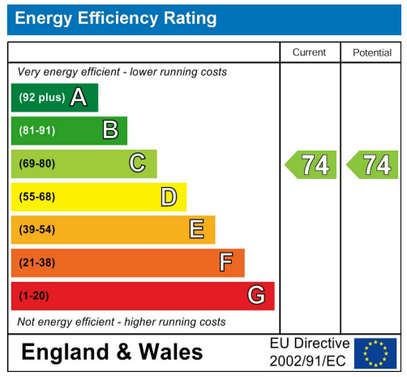


McCarthy Stone
Resales

Council Tax Band: C





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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

8 Ridgeway Court

Mutton Hall Hill, Heathfield, TN21 8NB







Asking price £175,000 Leasehold

A SUPERB one-bedroom apartment on the GROUND floor with PATIO doors from the TRIPLE ASPECT living room, giving direct access to the communal grounds.

Ridgeway Court, a McCarthy Stone retirement living development is situated a few hundred meters from high street & shops. The fantastic facilities include a dedicated House Manager on site during office hours, a guest suite, homeowners lounge, well-equipped laundry room and more!

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

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

Ridgeway Court, Mutton Hall Hill, Heathfield

1 Bed | £175,000

Development Overview
Ridgeway Court is a Purpose Built Retirement Living Development for the over 60s, built by McCarthy and Stone.

There is a House Manager on site during office hours and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom for peace-of-mind. The development communal facilities include a Homeowners' lounge where social events take place, lovely landscaped gardens, a well equipped laundry room, a mobility scooter charging and storage room and a guest suite for visitors who wish to stay (additional charges apply). Lift to all floors.

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

Local Area
Ridgeway Court is situated in an ideal location in the market town of Heathfield. The main high street is just a few hundred meters away, with all the services, local shops and amenities you need. There are bus services to Eastbourne or Tunbridge Wells.

Entrance Hallway
Front door with spy hole leads to the entrance hall, where the 24 hour emergency response pull cord system is situated. From the hallway there is a door to a useful walk-in storage cupboard which houses the boiler. Illuminated light switches, smoke detector and apartment security door entry system. Doors lead to the bedroom, living room and shower room.

Living Room
A bright triple aspect lounge with dining area, boasting a modern feature fireplace which acts as a lovely focal point. Two windows to side elevation allow ample natural light in, as well as glazed French style doors to front elevation leading you directly outside to the communal grounds. Fitted carpets, raised electric power sockets, underfloor heating with individual thermostats. TV and telephone points. Two ceiling lights. Partially glazed door leads into a separate kitchen.

Kitchen
Fitted kitchen with a range of modern low and eye level units and drawers with a complimentary roll top work surface. Stainless steel sink with mono lever tap and drainer unit sits below the UPVC double glazed window. Fitted appliances include; oven, ceramic hob, cooker hood and integral fridge freezer.

Bedroom
Spacious double bedroom boasting built-in wardrobe with sliding mirrored doors housing rails and shelving. Ceiling lights, window, TV and phone point.

Shower Room
Extensively tiled and fitted with a modern suite comprising of: enclosed shower with grab rails, low level WC, bathroom cabinet, vanity unit with wash basin and mirror above. Shaving point, electric towel rail and extractor fan and a personal call point alarm.

Service Charge (breakdown)
- House Manager
- 24-hour emergency call system
- Water rates for communal areas and apartments
- Heating for individual apartments.
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- Electricity, heating, lighting and power to communal areas
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Buildings insurance and sewerage rates
- Contingency fund including internal and external redecoration of communal areas

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 House Manager.

Service Charge: £3,545.05 per annum (up to financial year end 31/03/2026).

Lease Information
Lease Length: 125 years from 2012
Ground Rent: £425 pa
Ground rent review: Jun-27

Car Parking
A car parking permit scheme applies, check with the House Manager for availability.













