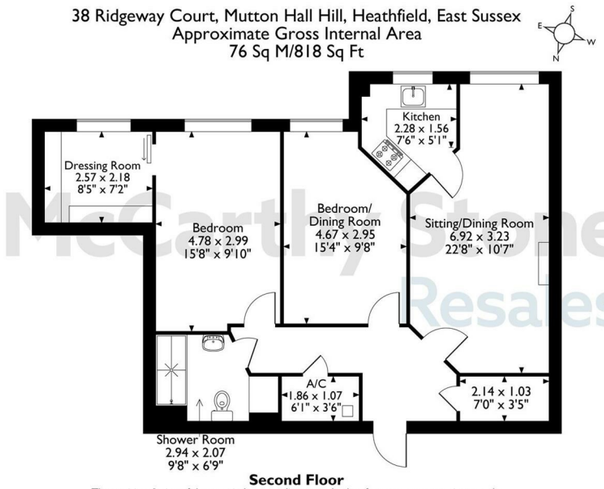
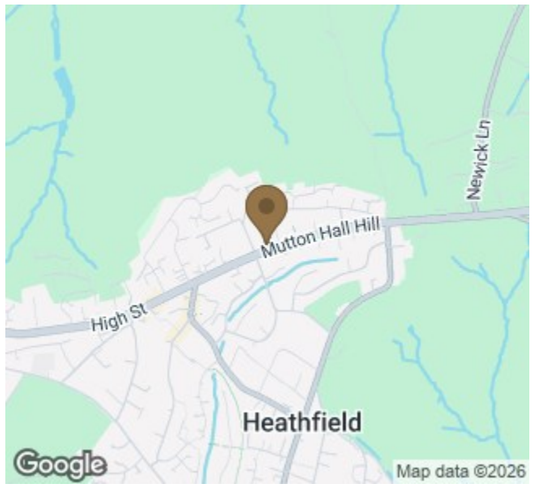
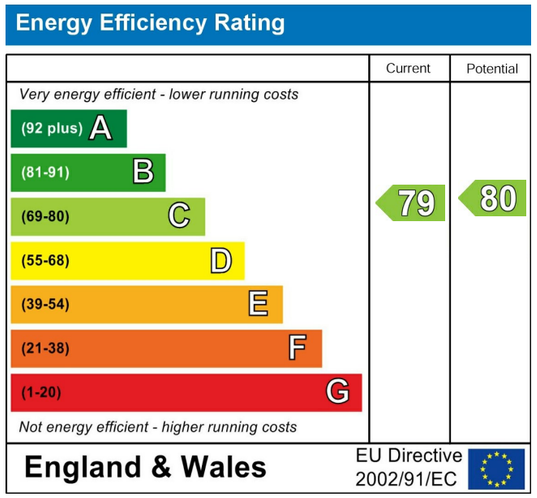
Excellent

Trustpilot

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Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







38 Ridgeway Court

Mutton Hall Hill, Heathfield, TN21 8NB

2 | 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 38 Ridgeway Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £249,950
Leasehold

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

Why you'll love living here:

- Spacious Two bedroom apartment with dressing room
- Homeowners Lounge
- House Manager
- Beautiful Landscaped gardens
- Laundry room
- 24 hour Careline system
- Close to Town centre
- Guest suite
- Car parking permit scheme
- Lift to all floors

McCarthy & Stone
Resales.

Trustpilot ★★★★★ Rated Excellent

38 Ridgeway Court, Heathfield

2 | 1 | Asking price £249,950

ENTRANCE
Front door with spy hole and doors leading to the bedrooms, living room and bathroom and walk in storage cupboards. The 24 hour Tunstall emergency response pull cord system is situated in the hall.. Illuminated light switches, smoke detector and apartment security door entry system.

LOUNGE
A well proportioned lounge with wood effect flooring, a feature fire surround and electric fire. TV and telephone points. Two ceiling lights. Raised electric power sockets. Underfloor heating with individual thermostats by air sourced heat pump. Part glazed door leads into a separate kitchen.

KITCHEN
Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. Separate fridge and freezer integrated under counter appliances. Double oven, ceramic hob, cooker hood and integrated slimline dishwasher.

BEDROOM ONE
Double bedroom with a door to a spacious dressing room. Ceiling lights, TV and phone point. Window overlooking gardens.

BEDROOM TWO
A double bedroom, window overlooking lawns, ceiling light point, raised electricity sockets.

BATHROOM
Fully tiled and fitted with suite comprising of bath with shower, Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric towel rail and extractor fan. There is a washing machine and a condensing tumble dryer housed in the bathroom.

SERVICE CHARGES
Service Charge
- 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
- Including heating in the apartment.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £5,317.58 per annum (up to financial year end 31/03/2026).

LEASEHOLD
Lease 125 Years from 01/06/ 2012
Ground Rent £495
ground rent review: 01/06/2027

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 and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathrooms, bedrooms and hall.
The apartment features a fully fitted kitchen, lounge/dining room, two bedrooms, en-suite to the master bedroom and a separate bathroom. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay at £25 per a night. A car parking – permit scheme applies, check with the House Manager for availability. Permits at £250 PA

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.













