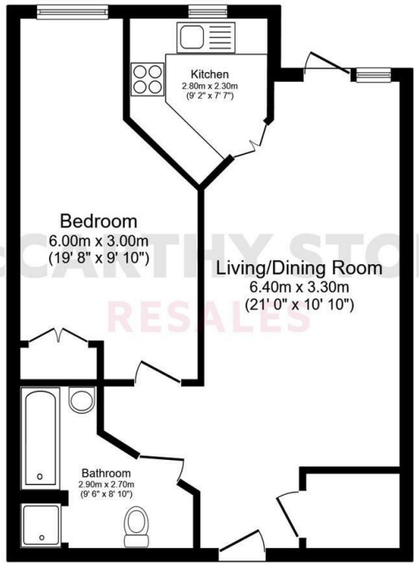
McCarthy Stone
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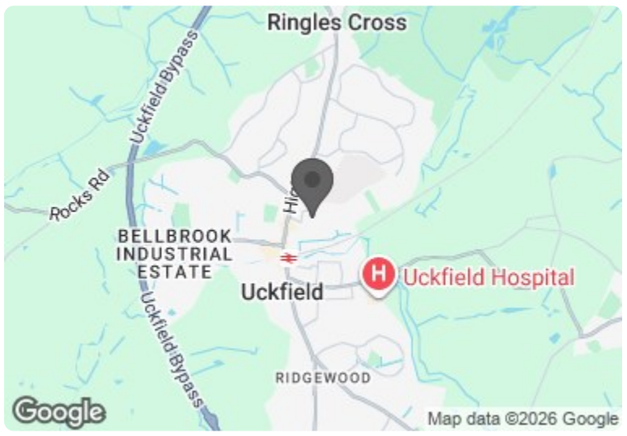
Total floor area 53.2 sq.m. (573 sq.ft.) approx

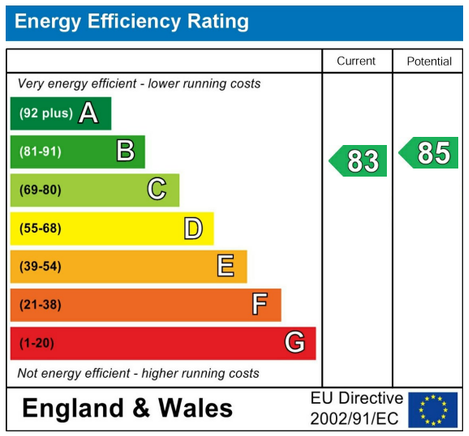
Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: C





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The Property Ombudsman

McCarthy Stone
Resales

5 Portman Court

Grange Road, Uckfield, TN22 1FD

PRICE REDUCED







PRICE REDUCTION

Asking price £123,950 Leasehold

A WONDERFULLY presented, newly decorated one bedroom retirement apartment. Located on the GROUND FLOOR this SOUTH FACING apartment offers direct access to a spacious PATIO AREA from the lounge. This apartment boasts newly laid carpets and lovely garden views.

Communal facilities include a RESTAURANT, homeowner's lounge where SOCIAL EVENTS and activities take place, a FUNCTION ROOM and beautiful LANDSCAPED GARDENS.

Call us on 0345 556 4104 to find out more.

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Portman Court, Grange Road, Uckfield, East

1 Bed | £123,950

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 development. Each apartment has a fully fitted kitchen, electric economy 7-heating, fitted and tiled bathroom with 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 fully equipped laundry room and 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). 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.

ENTRANCE HALL
Front door with spy hole leads to the newly carpeted entrance hall. A 24 hour Tunstall emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the bedroom, living room and bathroom.

LOUNGE
A spacious lounge offers direct access from French doors that open out onto to a patio area overlooking the gardens with a south facing aspect. Fireplace with coal effect electric fire and newly laid carpets. Two ceiling light points, power points. TV & telephone points. Partially glazed double doors lead onto a separate kitchen. Emergency pull cord.

KITCHEN
Fully fitted modern style kitchen with modern cupboard doors and co-ordinated work surfaces. Under unit lighting. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap and electrically operated kitchen window. There is a fridge and freezer and a fitted electric oven. There is also a fitted electric ceramic hob with extractor over. Emergency pull cord.

BEDROOM
A double bedroom with fitted double wardrobes and newly laid carpets. TV and phone point, ceiling lights. Emergency pull cord. Bright room overlooking the landscaped gardens.

BATHROOM
Tiled and fitted with bath and walk-in shower. Toilet, vanity unit with sink and mirror above. Heated towel rail. There are grab rails and non-slip flooring. Emergency pull cord.

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 & 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: £11,578.48 per year (for financial year end 31/08/2026) 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.

Leasehold
125 Years from April 2008
Ground Rent: £435 per annum
Ground rent review: Apr-2038

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

Additional Services and Information
- 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

PRICE REDUCED













