



## Millfield Court, The Mardens, Ifield

£80,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —







## Millfield Court, The Mardens, Ifield

- Communal entrance with telephone entry system
- 24-hour careline and house manager
- Double bedroom and shower room
- Pleasant communal grounds and private parking
- Living room
- Fitted kitchen
- A well presented and repainted top floor one double bedroom retirement apartment
- Residents' lounge, guest suite, reception areas, sitting areas and laundry room
- Council Tax Band 'B' and EPC 'B'

A well-presented purpose-built top floor one bedroom retirement apartment built by McCarthy & Stone in 2007 in a quiet location within one mile of Crawley town centre and offering pleasant views across adjacent playing fields.

The apartment is of a good size, light and airy. It is on the top floor of the building, near the lift. It has a private entrance hall with large storage cupboard.

The living room is spacious, with room for dining table, chairs and a sofa. It currently has a bookcase and desk installed, and there is another storage cupboard built in.

The fitted kitchen has a range of cupboards and base units, AEG electric oven, electric hob, fridge and freezer.

There is a large bedroom with built-in mirrored wardrobes and a large shower room benefitting from double shower cubicle, low level WC, wash hand basin and vanity unit.





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The property benefits from uPVC framed double glazing, Dimplex storage heaters, intruder/smoke alarm and illuminated light switches to all rooms with emergency pull cord in the hall and shower room.

The development itself benefits from 24-hour careline system with a link in the hall, a house manager, residents' lounge, guest suite, laundry room, reception areas, sitting areas, buggy and cycle storage area and a lift to all floors.

Outside there is a courtyard garden, private parking and pleasant communal grounds.

The property is offered to the market with no onward chain.

### Lease Details

Length of Lease - 125 years from 1st September 2007

Annual Ground Rent Amount - £425

Ground Rent Review Period - March to August and then August to February

Annual Service Charge Amount - £3,231.58

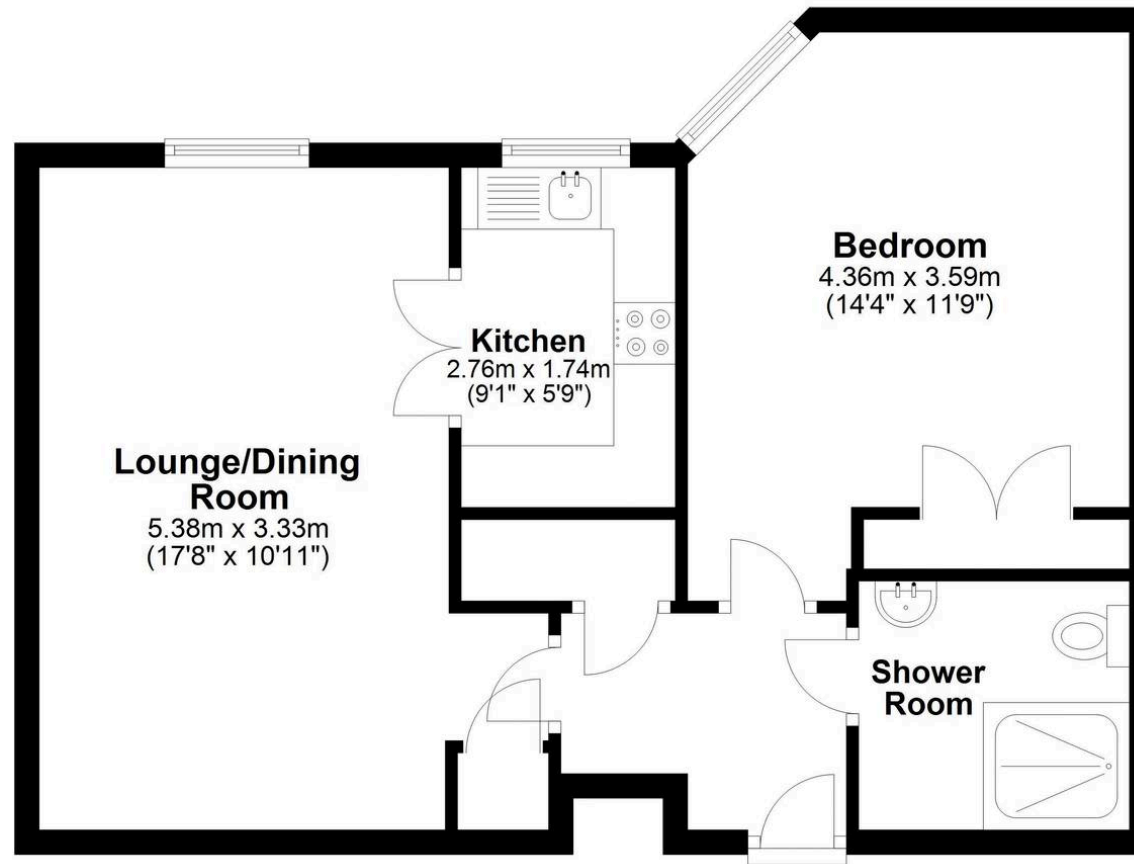
Service Charge Review Period - March to August and then August to February

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.



## Top Floor

Approx. 50.1 sq. metres (539.6 sq. feet)



Total area: approx. 50.1 sq. metres (539.6 sq. feet)

## Mansell McTaggart Crawley

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