



Millfield Court, The Mardens, Ifield
£120,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





- Top floor retirement property
- One bedroom with fitted wardrobes
- Juliet balcony
- Feature electric fireplace
- 24-hour care line and house manager
- Communal gardens
- Ample parking available
- Residents lounge and guest suite
- NO ONWARD CHAIN
- Council Tax Band 'B' and EPC 'C'

A well presented one bedroom top floor retirement apartment built by McCarthy and Stone in 2007 located in a quiet location within Ifield. Offered to the market with no onward chain, the property is positioned with easy reach of local amenities.

The property briefly comprises: a secure entry system into the communal hallways with the onsite managers office, communal lounge and lift providing access to all floors; a front door leading into your private entrance hall with access to the airing cupboard housing the hot water tank and plenty of storage space and light. The living room stretches from the front to the back of the property and is a bright and airy room with a Juliet balcony. The living room also benefits from a feature electric fireplace and carved wood surround with double doors leading through to the fitted kitchen.





The kitchen is built with a range of wall and base units, incorporating cupboards and drawers, roll top work surfaces, integrated electric oven with separate ceramic hob with extractor hood over, integrated under counter fridge and under counter freezer. The double bedroom is of generous size benefitting from built-in double wardrobe with bi-folding mirrored doors. The bathroom is situated off the entrance hall and fitted with a walk-in shower, wash hand basin within vanity unit and low level WC, heated towel rail.

Further benefits include a guest room, communal lounge with tea/coffee making facilities, weekly activities for residents, laundry room and mobility scooter storage. The property is offered with no onward chain and viewings are advisable to appreciate the space on offer.

Lease Details

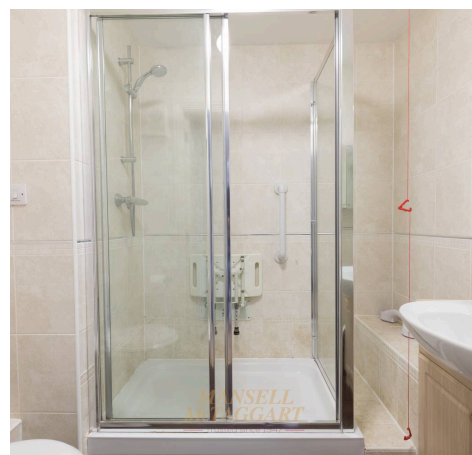
Length of Lease: 125 years from 1st September 2007

Annual Service Charge – £3,231.58

Service Charge Review Period – March to August and then September to February

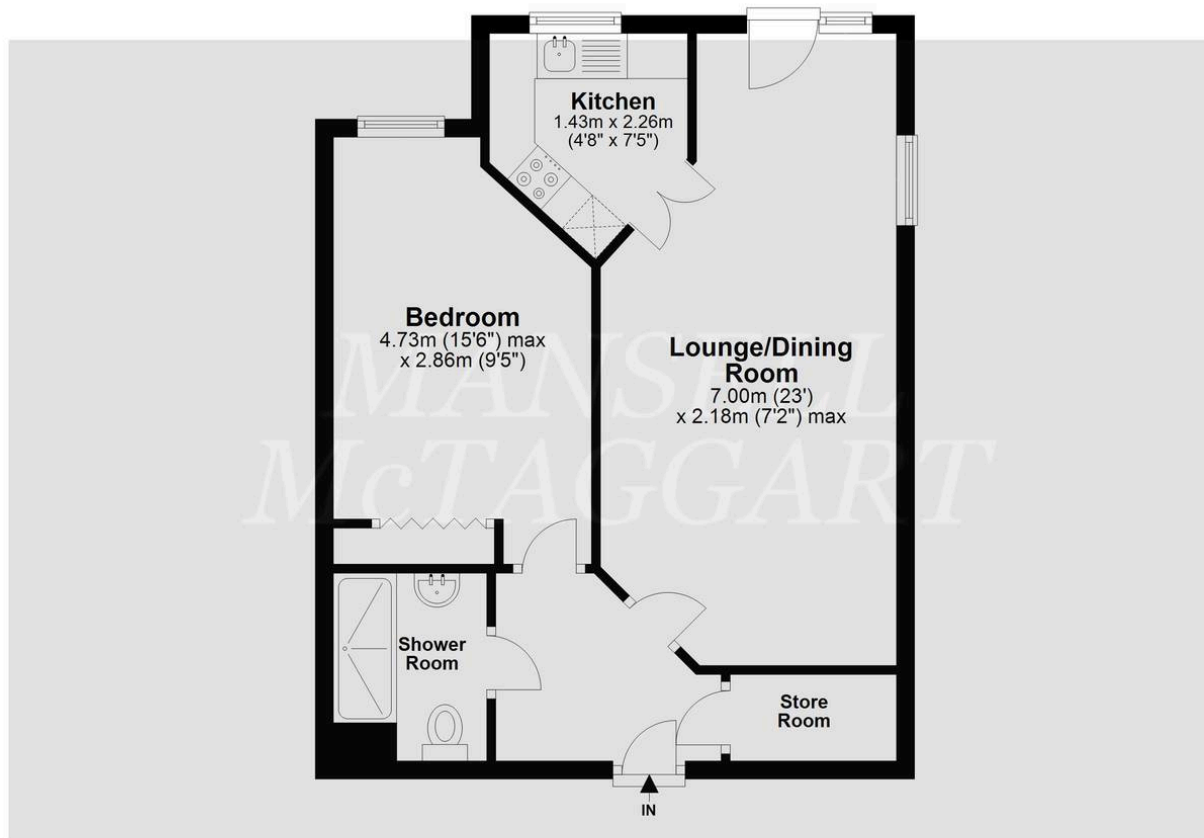
Annual Ground Rent – £425

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



Second Floor

Approx. 48.3 sq. metres (519.9 sq. feet)



Total area: approx. 48.3 sq. metres (519.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer. Plan produced using PlanUp.

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