



## Millfield Court, The Mardens, Ifield

Guide Price £120,000 - £130,000

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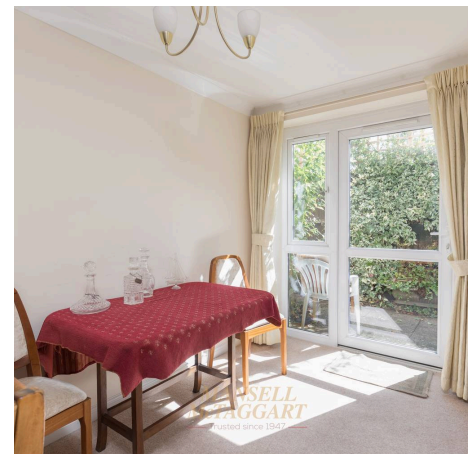
- Ground floor with direct access to well kept communal grounds
- Spacious living/dining room
- One double bedroom
- NO ONWARD CHAIN
- 24-hour careline & house manager
- Residents lounge & guest suite
- Electric heating system
- Council Tax Band 'B' and EPC 'C'

A well-presented and spacious one double bedroom ground floor retirement apartment situated in the sought-after McCarthy and Stone development of Millfield Court in Ifield.

The development is suitable for anyone aged 60 years and over and is conveniently located close to Crawley town centre, main transport links and close to other local amenities.

The property is accessed via a secure entry system where you are greeted with large communal areas as well as access to the grounds and lift to each floor.

Upon entering the apartment, you are greeted with a spacious entrance hallway with a large storage cupboard which can house shoes and coats and further access to all rooms. Heading into the living/dining area there is plenty of space for both living room and dining room furniture with an electric fireplace providing a focal point within the room.





The kitchen is situated just off the living room and is fitted with a range of wall and base units with roll top work surfaces over, integrated stainless steel sink unit, four ring electric hob with extractor hood over, built-in oven, built-in under counter fridge and freezer and a large window allowing in lots of natural light.

The bedroom is a spacious double room with built-in wardrobes and window to the rear.

Finally, the shower room is fully tiled and comprises of a walk-in shower cubicle with wall mounted shower unit over, low level WC, wash hand basin with vanity unit and extractor fan.

Outside the property through the French patio doors, there is a beautifully maintained communal green, parking bays available for residents with communal parking spaces for visitors. The development also benefits from laundry facilities, buggy store and guest suites on site.

#### Lease Details

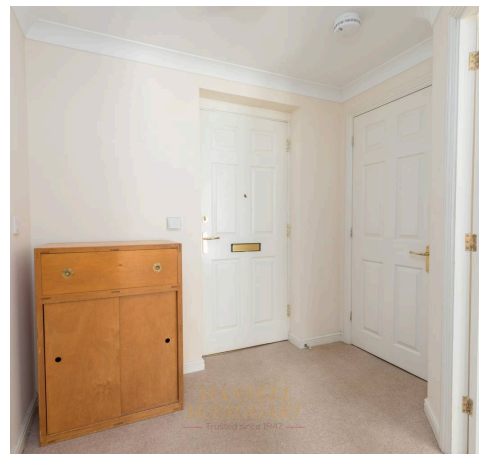
Length of Lease: 107 years remaining (2025)

Annual Service Charge – £3, 308

Service Charge Review Period – March

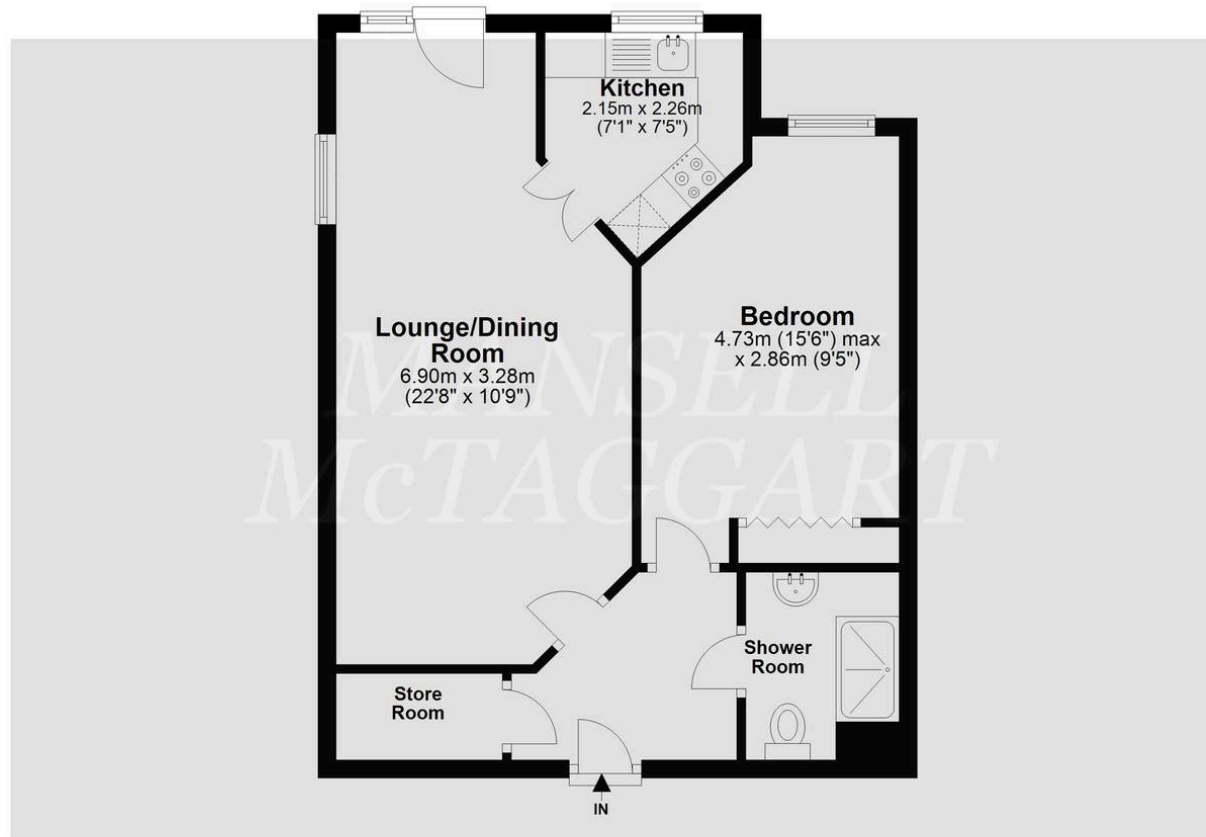
Annual Ground Rent – £425

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



## Ground 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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