



**Flat 1, Albion House, 54 New Town**  
Uckfield

Offers in Region of **£175,000**

**MANSELL  
McTAGGART**  
— Trusted since 1947 —



# Flat 1

Albion House, Uckfield

A deceptively spacious 1 bedroom flat enviably positioned close to the heart of the town centre a short stroll to the shops, restaurants and main line station with a communal garden and parking. Council Tax band: A

Tenure: Leasehold

- 1 bedroom flat
- Spacious accommodation
- close to town centre
- Communal garden
- Parking
- Chain free
- Potential rental income of £925 per calendar month







## Flat 1

### Albion House, Uckfield

A deceptively spacious 1 bedroom flat enviably positioned close to the heart of the town centre a short stroll to the shops, restaurants and main line station with a communal garden and parking. This property would achieve approximately £925 per calendar month in rental income.

This generously proportioned flat is offered with no onward chain and benefits from, in brief; a communal entrance leading to property entrance where a staircase leads to the lower ground floor offering; a generous bedroom, a family bathroom, a spacious kitchen diner with a range of matching units to eye and base level and a large living room.

Outside offers a communal garden and parking to the rear of the building.

Leasehold 147 year remaining

Ground rent £100 per annum

Service charge £500 per annum

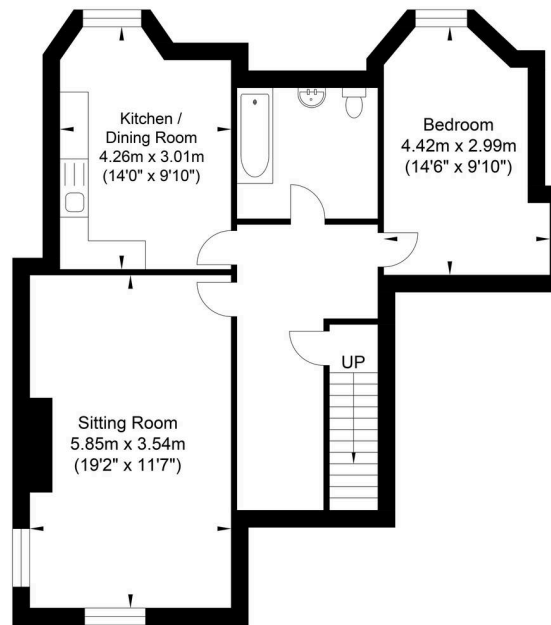
Council tax band A

EPC rating E

Electric heating and mains drainage

Albion House is centrally located within a short walk of Uckfield town centre which offers a good range of public facilities and shops including a public library and cinema, numerous bars/restaurants, supermarkets and several small shops and boutiques as well as a popular leisure centre. The area is well served with a wide

# Albion House



Lower Ground Floor  
Approximate Floor Area  
667.36 sq ft  
(62.0 sq m)

Approximate Gross Internal Area = 62.0 sq m / 667.36 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Uckfield

Mansell McTaggart, 204-206 High Street – TN22 1RD

01825 760770

[uf@mansellmctaggart.co.uk](mailto:uf@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/uckfield](http://www.mansellmctaggart.co.uk/branch/uckfield)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.