



Flat 31, Martlets Court, Montargis Way, Crowborough, TN6 1JF

£105,000

**MANSELL
McTAGGART**
Trusted since 1947

Martlets Court, Crowborough

A modern and very well presented 1 bedroom ground floor retirement apartment with direct access to the stunning and beautifully kept communal gardens and grounds forming part of this popular development providing easy access to the town centre of Crowborough and local bus routes.

Council Tax band: A

Tenure: Leasehold

- Beautifully updated 1 bedroom ground floor retirement apartment with direct access to an adjoining patio and communal gardens
- Popular and well managed development with on site warden and communal residents lounge
- Modern re-fitted shower room with walk-in shower
- Large sitting room with glazed doors opening to the patio and gardens
- Modern kitchen with built-in oven and hob
- Good sized double bedroom
- No on-going chain





Martlets Court, Crowborough

A modern and very well presented 1 bedroom ground floor retirement apartment with direct access to the stunning and beautifully kept communal gardens and grounds forming part of this popular development providing easy access to the town centre of Crowborough and local bus routes. Martlets Court boasts a range of on site facilities include a pleasant communal lounge with various activities and communal laundry room as well as an overnight facility for guests at £10 per night which includes a double bedroom with wash basin and toilet facilities. The building is surrounded by wonderfully kept communal gardens with large expanses of lawn interspersed with numerous shrubs and pleasant seating areas. Flat 31 has direct access from the sitting room to an adjoining patio and the grounds. The property is offered for sale with no chain and comprises in brief a communal entrance with security intercom system, an entrance hall, a good sized double bedroom with views across the gardens, a stunning sitting room with patio doors opening to a patio and gardens, a modern kitchen with built-in oven and hob and a beautifully refitted shower room with walk-in shower. There is a 24hr hour care line and on site house manager with a pull cord system. Residents and visitors parking is ample and positioned to the front and side of the main building. Lease: 99 years from 1985, Ground Rent: £29 per month, Maintenance Charge: £200 per month. EPC Band C.



Council Tax band: A

Tenure: Leasehold



Mansell McTaggart Crowborough

Mansell McTaggart, The Cross, Eridge Road - TN6 2SJ

01892 662668

crow@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crowborough