



Martlets  
Court

45 Martlets Court Montargis Way  
Crowborough, TN6 1JF  
£115,000



We are delighted to offer to the market this well presented one bedroom ground floor apartment within the popular retirement development of Martlets Court. Internally the property comprises of a good sized lounge, separate kitchen, double bedroom and bathroom. The development also benefits from a communal lounge, communal laundry and communal gardens with the additional benefit of a 24 hour care line and house manager. Internal viewing is highly recommended.

### **Entrance Hallway**

Intercom entry system, storage heater and walk in storage cupboard.

### **Lounge**

This light and airy double aspect room has two double glazed windows with storage heaters beneath each and double glazed french doors out into the communal gardens.

### **Kitchen**

The kitchen is well equipped with a range of wall and base units with laminate worktops, tiled splash back and stainless steel sink and drainer. There is an oven built in with electric hob and extractor fan.

### **Bedroom**

This great size room boasts a double glazed window overlooking the communal gardens and has an electric storage heater. The room also benefits from built in wardrobes which offer plenty of storage.

### **Bathroom**

The room is part tiled and consists of a walk in shower, with grab handles and electric Mira shower. The sink sits over a useful vanity storage unit and there is a low level WC with concealed cistern.

### **Outside**

Externally the communal grounds are beautifully maintained, predominantly laid to lawn interspersed with flower beds and mature bushes. There are communal seating areas around the grounds. The property is accessed via a driveway and provides ample parking to the front and side of the building for both residents and visitors. To the side of the building you will also find the communal bin store.

### **Lease Information**

Ground Rent: £29.17 per month.

Maintenance Charge: £200.00 per month

Lease: 99 years from 1985 (63 years remaining).

### **Additional Information**

Council Tax Band A. Wealden District Council.



## Floor Plan



45 Martletts Court, Crowborough TN6 2YE

Total Area: 51.0 m<sup>2</sup> ... 549 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

## Viewing

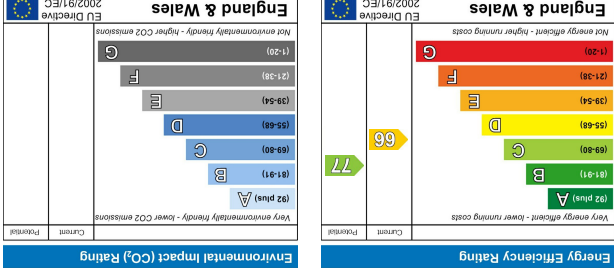
Please contact our Banfield Estate Agents Office on 01892 653333

If you wish to arrange a viewing appointment for this property or require further information.

# 01892 653333

The Broadway Crowborough, East Sussex, TN6 1DE | [www.banfieldresidential.com](http://www.banfieldresidential.com) | [info@banfieldresidential.com](mailto:info@banfieldresidential.com)

## Energy Efficiency Graph



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