



Martlets
Court

24a Martlets Court Montargis Way
Crowborough, TN6 1JF
£115,000



We are proud to present this one bedroom ground floor flat, in the popular retirement development of Martlets Court. Located within a mile of Crowborough High Street with its comprehensive shopping facilities, this development benefits from a secure electronic communal door system, communal lounge and laundry facilities, emergency pull cord for 24 hours emergency cover and a house manager. The property comprises a living/ dining room, kitchen, bedroom with fitted wardrobes and a shower room with the addition of well maintained communal grounds and parking. Internal viewing is recommended.

Communal Entrance

Entered via a secure electronic communal door system, leading into a large communal hallway with access to the communal lounge and laundry facilities. Private door leading to:-

Entrance Hall

Intercom door entry and warden intercom system. A large airing cupboard with light, housing the hot water cylinder along with generous slatted linen storage storage.

Living Dining Room

This dual aspect room is light and bright due to the UPVC double glazed window to the side and the rear. Ample room for living and dining furniture. Electric storage heater.

Kitchen

A range of wooden wall and base units line the kitchen, paired with a granite effect work top, allowing generous storage, with a fully tiled splash back. A single bowl stainless steel sink with drainer sits below a UPVC double glazed window to the side. This space benefits form a fully Integrated Lamona oven and hob, with extractor above whilst also allowing space and plumbing for slimline dishwasher and a fridge/ freezer. Consumer unit.

Bedroom

This double bedroom benefits from fitted overbed storage, with wardrobes, either side. UPVC double glazed window to the rear. Electric storage heater.

Bathroom

A partially tiled suite comprising a generous shower cubical with wall mounted Mira shower and fitted assistance seat. A pedestal sink with a wall mounted, mirrored vanity storage unit, above. Push handle flush toilet and a wall mounted, heated towel rail. Wall mounted fan heater.

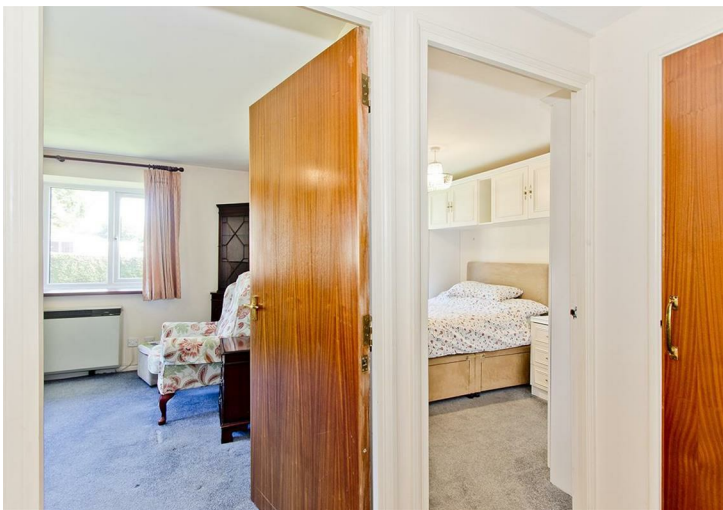
Communal Gardens & Parking

Externally the communal grounds are beautifully maintained. Predominantly laid to lawn, interspersed with flower beds and mature bushes with areas of seating. The

property is accessed via a driveway, providing ample parking to the front and side of the building, for both residents and visitors. Bin store and recycling facilities.

Additional Information

Council tax band A
Lease - 99 years from 1985
Maintenance – £200 per month
Ground rent - £29.17 per month



Floor Plan



Viewing

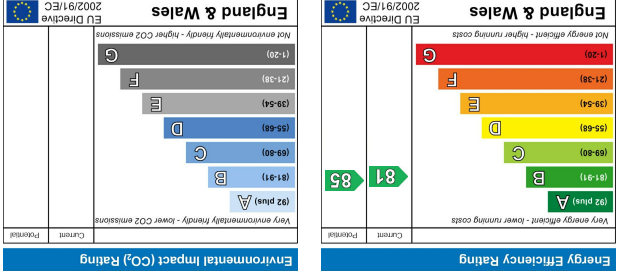
Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.

We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly (a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents, (b) they do not constitute an offer or contract of sale, (c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact, (d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and (e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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Energy Efficiency Graph



Area Map

