



38 Holmes Place Crowborough Hill
Crowborough, TN6 2RS
£1,350 Per Month



Banfield Estate Agents are delighted to offer to the market this two bedroom, two bathroom first floor apartment in the sought after Holmes Place retirement development. Holmes Place is conveniently located, within easy reach of Crowborough High Street. Additional benefits include a lift to all floors, communal gardens, a guest suite for visitors, laundry room, communal lounge with balcony terrace and the option to acquire parking, if required. The independent accommodation comprises a living/dining room, fully fitted kitchen, master bedroom with en-suite and walk in wardrobe, a second double bedroom and a separate shower room. Two bedroom apartments do not come up in this development very often so early viewing is highly recommended to avoid disappointment!

Entrance

Security key fob entry system to the building.

Hallway

On entering the property, you are met with a good size hallway which boasts a large storage cupboard which houses the hot water tank and consumer unit, as well as offering shelving storage. Emergency pull cord system. Doors to:-

Living/Dining Room

This spacious room provides ample space for both living room and dining room furniture with a lovely UPVC bay window at one end, allowing for lots of natural light. There is a feature electric fireplace which creates the focal point of the room. Individual control under floor heating. Door to:-

Kitchen

A range of wood effect wall and base units with granite effect laminate worktop line the room. A stainless steel sink and drainer with mixer tap sits under the UPVC double glazed window. Tiled flooring and splash backs. The kitchen also benefits from an integrated Hotpoint electric hob with stainless steel extractor hood above and a separate eye-level oven as well as a fully integrated Hotpoint 60/40 fridge/freezer.

Master Bedroom

This great size double bedroom boasts a spacious walk in wardrobe complete with hanging rails, shelving and shoe rack. UPVC double glazed window to the side. Individual control for underfloor heating. Door to:-

En-suite

A fully tiled bathroom comprises of a bath with wall mounted shower over. A push button flush WC, sink with chrome mixer tap set over a vanity storage unit with mirror and light above. Chrome heated towel rail. Emergency pull cord system.

Bedroom Two

A second generous size bedroom with plenty of room for bedroom furniture. UPVC double glazed window to the side of the property. Individual control for underfloor heating.

Shower Room

Fully tiled shower room comprises of a corner shower cubicle with wall mounted shower. A push button flush toilet, twin pedestal sinks with lever taps with mirror and light above. Chrome heated towel rail. Emergency pull cord system.

Location

Holmes Place was built by McCarthy and Stone in 2014, with easy and convenient access to Crowborough High Street and local amenities. Crowborough is home to a range of shops, supermarkets and restaurants. It also offers reliable bus services to Tunbridge Wells, Brighton and Eastbourne and mainline train service to London.

Additional Information

Lease Information - We are informed that the lease on the property is 125 years effective from January 2014.

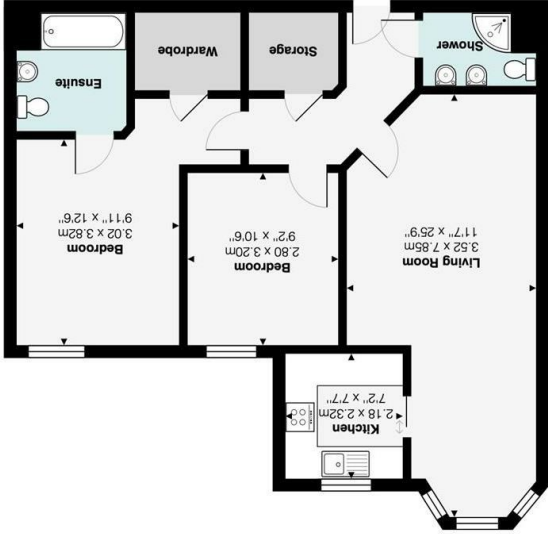
Service Charge: £290 per month (approximately)

Ground Rent: £300 per annum (approximately)

Council Tax Band D. Wealden District Council.



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.

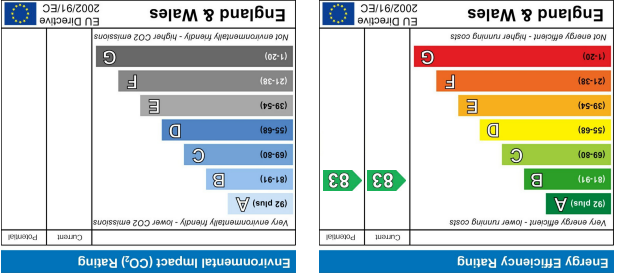
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Area Map



Energy Efficiency Graph



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