



42 Crowborough Hill  
Crowborough, TN6 2RS  
£475,000

 2  2  1  c

Welcome to Holmes Place.

A thoughtfully designed retirement community where independent living meets peace of mind. This rarely available two-bedroom penthouse apartment offers the perfect blend of privacy, convenience, and support, exclusively for the over 60s.

Tucked away in a desirable position on Crowborough Hill, just a short stroll from the town centre, this lovely home is part of a purpose-built development by McCarthy & Stone, completed in 2014. Whether you're seeking a more relaxed pace of life or simply a place where everything has been considered for your comfort, Holmes Place has it all.

Banfield Estate Agents are please to present this spacious two bedroom penthouse apartment located within the highly sought after Holmes Place retirement development.

The property benefits from two large bedrooms, with en-suite and walk in wardrobe to the master, additional shower room, good sized lounge and modern fitted kitchen. The apartment benefits from large windows offering lots of light and beautiful views towards Tunbridge Wells.

The apartment has the added benefit of a large terrace ideal for the perfect roof garden and Al Fresco dining.

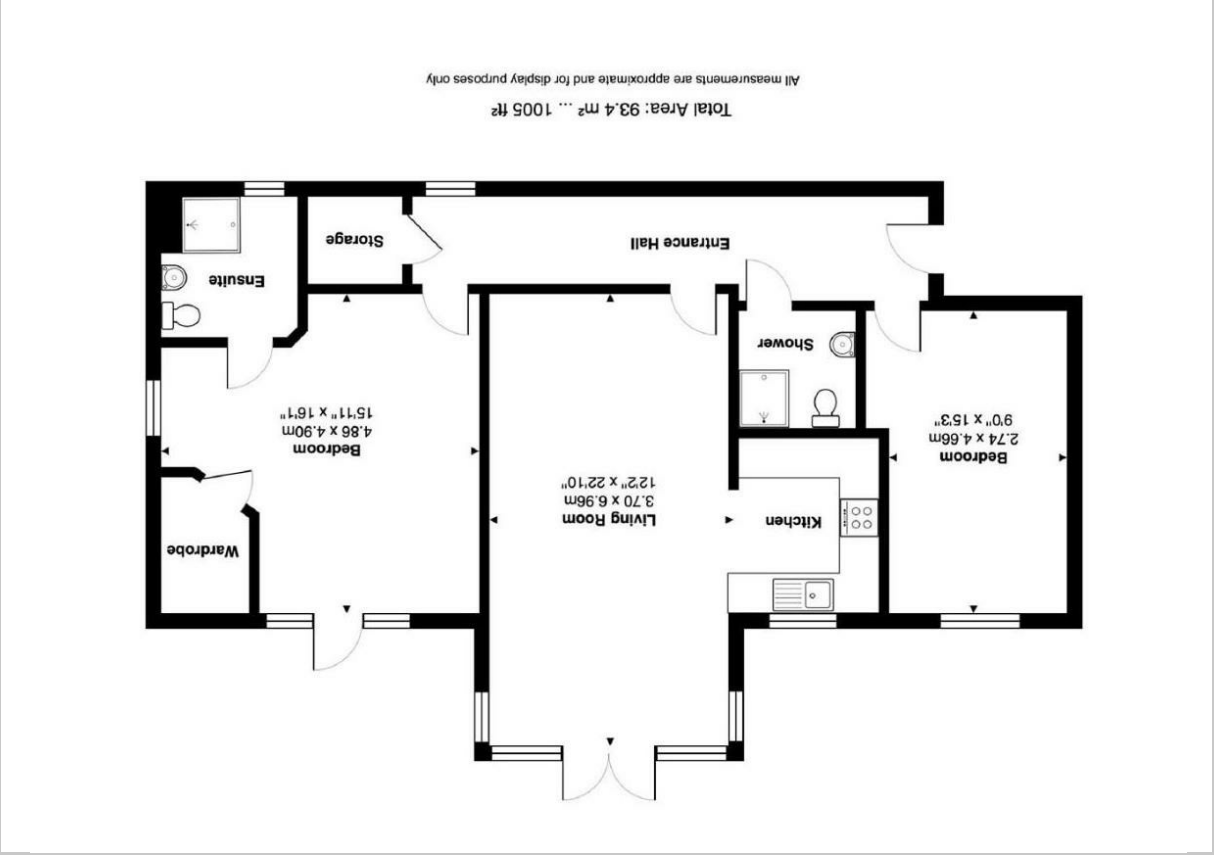
Service Charge £367.44 per month

Ground rent £495 per annum (deducted by dd very six months taken 1 April and 1 October each year at £247.50 at each instalments)

Parking permits are available at a charge of £250 per year (deducted by dd every six months taken April and October at £125 at each installment).



## Floor Plan



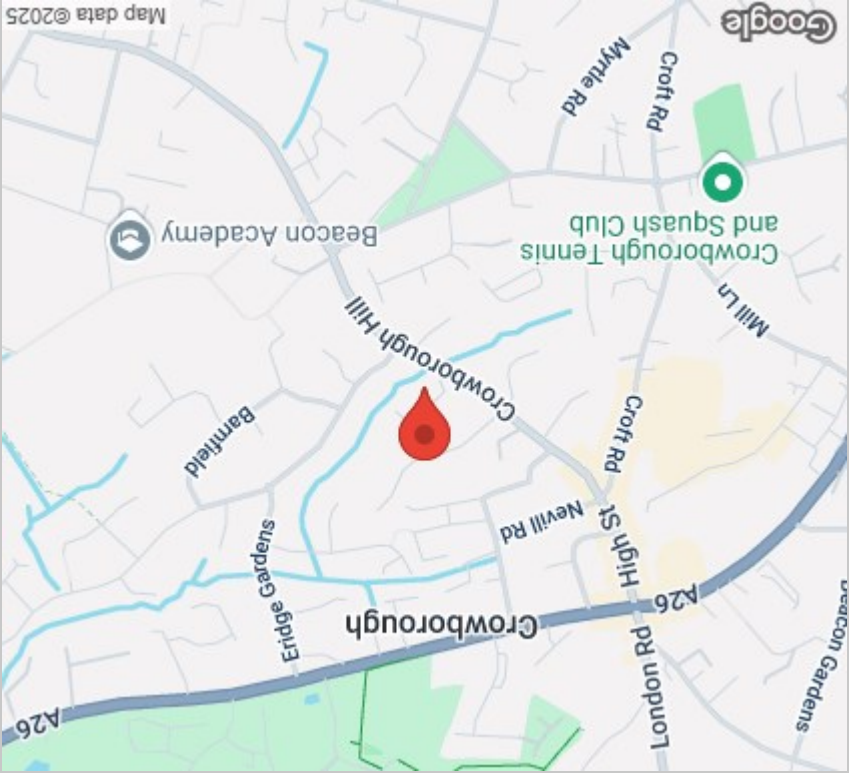
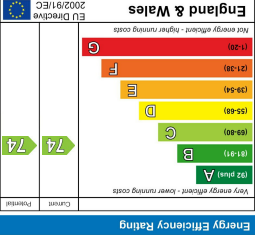
## Viewing

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.

# 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



## Area Map

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.