



4 Holmes Place Crowborough Hill

Crowborough, TN6 2RS

Asking Price £299,950



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Banfield Estate Agents are pleased to present to the market this well presented, one bedroom, upper ground floor apartment in the sought after Holmes Place retirement development. Holmes Place benefits from 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 desired. The apartment comprises of a living/ dining room, a fully fitted kitchen, a spacious double bedroom with walk in wardrobe and a fully tiled shower room. Internal viewings is highly recommended to appreciate all this property and development has to offer!

### Entrance

Security key fob entry system to the building.

### Hallway

On entering the apartment, you have a generous hallway. Emergency pull cord system. Large storage cupboard which houses the hot water tank and boasts useful slatted shelving. This cupboard is also home to the consumer unit and electric meter. Doors to:-

### Living/ Dining Room

Spacious open plan living/ dining room with UPVC double glazed window at one end and feature electric fireplace which creates a lovely focal point to the room. Part glazed door to:-

### Kitchen

The perimeter of the kitchen is lined with a range of wood effect wall and base units with granite effect laminate worktop and tiled splashback. UPVC double glazed window to the rear with the stainless steel sink and drainer with chrome mixer tap sat below. The kitchen also boasts a fully integrated fridge/freezer, integrated 'Hotpoint' electric hob with stainless steel extractor hood above and a separate eye-level 'Hotpoint' oven. Tiled flooring.

### Bedroom

A well proportioned bedroom which benefits from a spacious walk in wardrobe complete with hanging rails and ample shelving. UPVC double glazed window to the rear of the property.

### Bathroom

A practical, fully tiled bathroom comprising of generous walk in shower with wall mounted shower, shower screen and safety rail. There is a push button flush toilet, sink with chrome mixer tap, set over a vanity storage unit and a chrome heated towel rail. Emergency pull cord system.

### Location

Holmes Place was built by McCarthy & Stone in 2014, within easy and convenient reach of Crowborough High Street and other local amenities. Crowborough is home to a range of shops, several supermarket and restaurants with reliable bus services to Tunbridge Wells, Brighton and Eastbourne and mainline train service to London.

### Additional Information

Lease: 125 years commencing from December 2014 (117 years remaining)

Maintenance Charge: £2315.10 per year (approximately)

Ground Rent: £212.50 per half year (approximately)

Wealden District Council. Council Tax Band C.





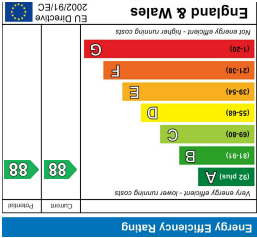


Floor Plan



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.



Energy Efficiency Graph



Area Map

01892 653333

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