



# OAKFIELD



Mill Lane, Uckfield TN22 5AZ

Price Guide £85,000





## Mill Lane, Uckfield TN22 5AZ

Price Guide £85,000 - £100,000. A spacious bright and airy ground floor retirement flat for the over 60's, ideally located just a short stroll from Uckfield High Street and mainline train station with direct links to London.

This purpose-built development offers peace of mind with secure telephone entry, lift access to all floors, and the added benefit of a residents' lounge, laundry facilities and landscaped communal gardens.

Inside, the apartment is bright and welcoming.

The accommodation comprises a spacious double bedroom with fitted wardrobe, a generous bathroom, and a light-filled living/dining room leading through to a smart, well-equipped kitchen.

Tucked away in a tranquil setting with no onward chain, this is an ideal opportunity for anyone seeking a comfortable, low-maintenance home in a convenient and central location.







### Living Room

14'10 x 11'8 (4.52m x 3.56m)

### Kitchen

8'6 x 5'11 (2.59m x 1.80m)

### Bedroom

12'9 x 11'3 (3.89m x 3.43m)

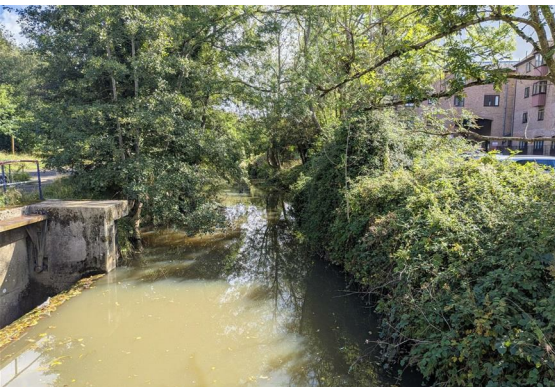
### Bathroom

7'7 x 5'11 (2.31m x 1.80m)

**Council Tax Band - A £1,739 per annum**

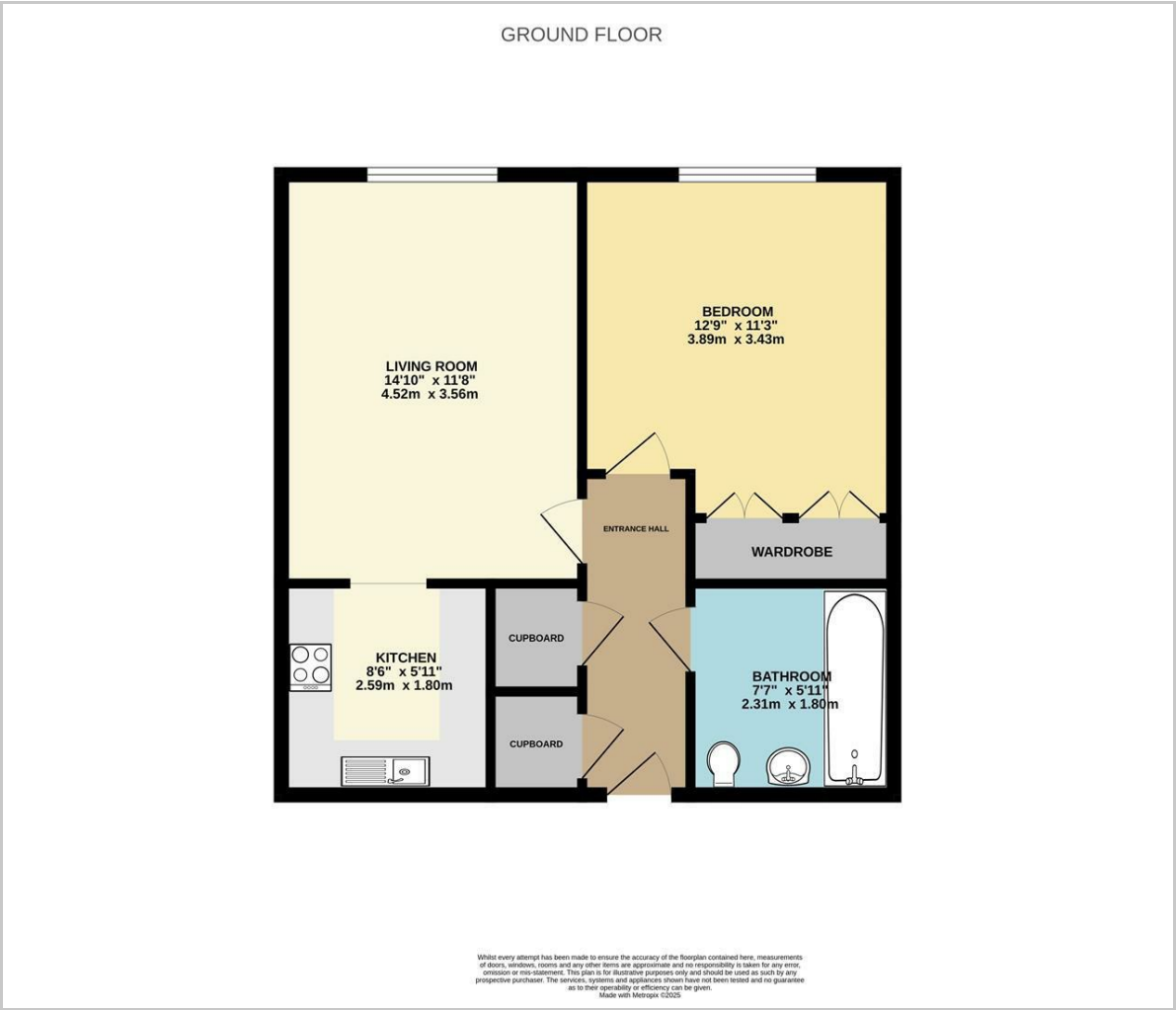
### Lease Information

The seller advises that the property is offered as leasehold and has approximately 79 years remaining on the lease. The service charge is £320 per month. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.





Floor Plan

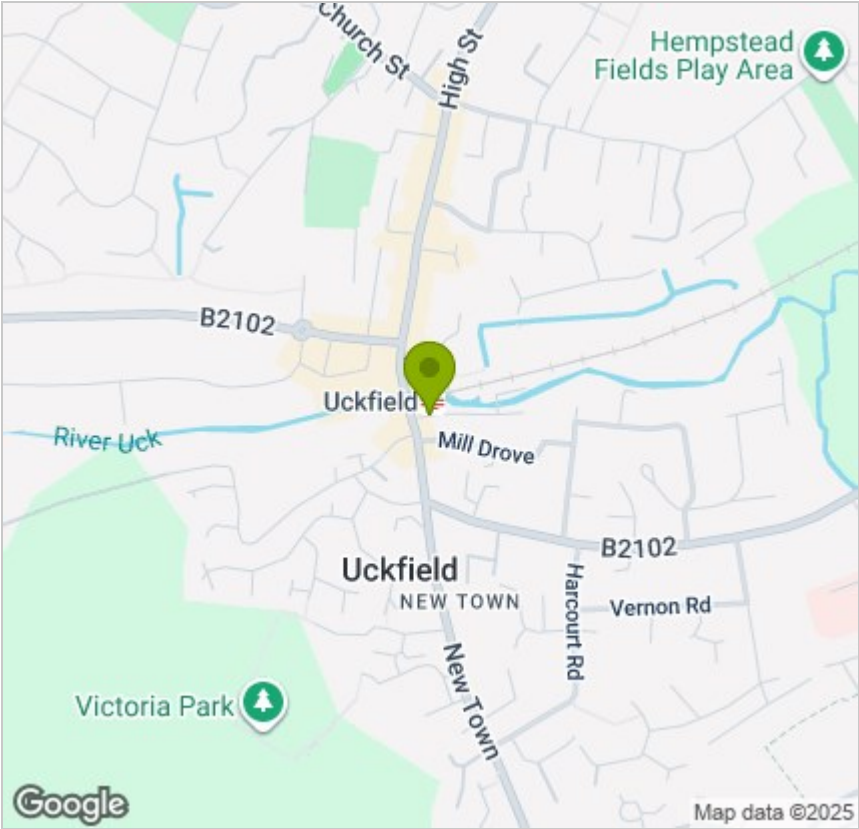


Viewing

Please contact us on 01825 762132 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

