



2 bedroom Retirement Property | £45,000  
Risingholme Court, Heathfield, East Sussex, TN21 8GB

**Foresters**



## Key Features

- NO CHAIN
- OVER 60s
- FRESHLY DECORATED
- Private doors out to communal grounds
- 2 Double bedrooms
- Well equipped Kitchen
- Located just off High Street
- Residents lounge & laundry room
- 24 Hour Assisted Living
- Communal lift

## Description

NO CHAIN. OVER 60's. 24 HOUR ASSISTED LIVING. PRIVATE REAR DOORS TO COMMUNAL GROUNDS. 2 DOUBLE BEDROOMS. COMMUNAL LIFT. FRESHLY DECORATED.

A recently decorated, 2 bed apartment for OVER 60's, located in the Risingholme Court development and situated just moments away from Heathfield High Street. The spacious lounge/diner leads to the kitchen and has private doors out to the communal grounds. The kitchen has built-in appliances including a built-in oven, electric hob, and under-counter fridge/ freezer. Both bedrooms are good sized doubles and look over the communal gardens. Bedroom one also benefits from a built in-wardrobe. The bath/wet room has both a separate bath and walk-in shower with grab rails, wash basin with vanity unit and w.c. The double doors in the living room allow access to a semi-private garden area. Although communal, it is mainly used by the occupier



# Foresters

2 Bedroom Retirement Property | 40 Risingholme Court, Heathfield, TN21 8GB | **£45,000**

and allows space for pot plants for those who enjoy a spot of gardening. There is access to Cherwell Road from the communal grounds, which offers step/lift free access to the property without having to enter via the building's main doors.

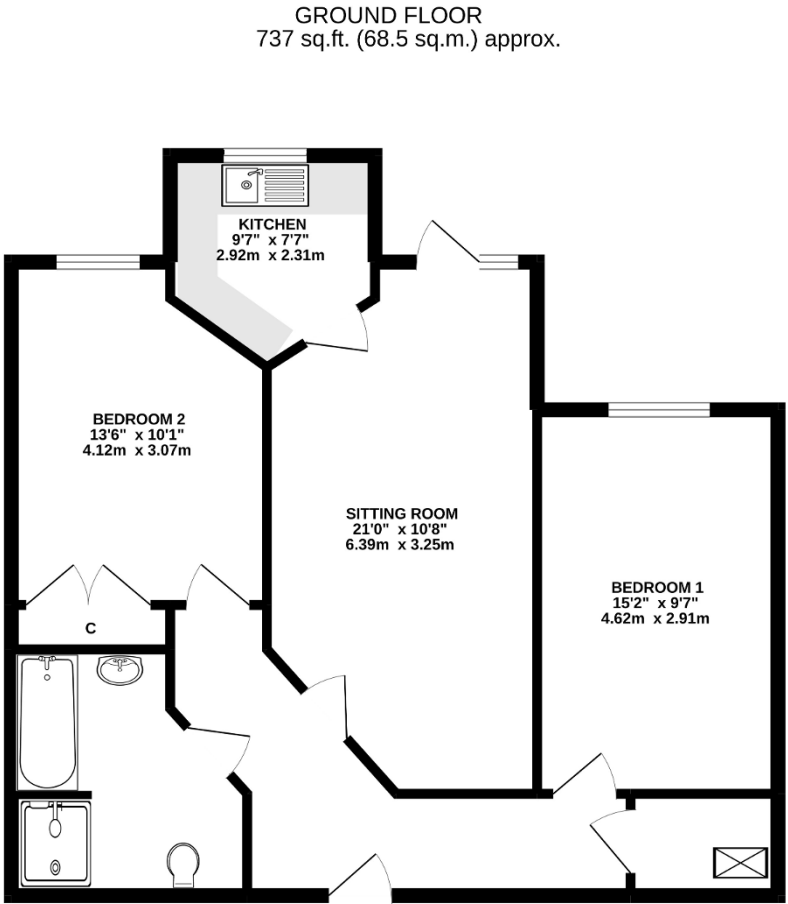
Risingholme Court has a communal lift, residents' lounge, communal laundry room & scooter storage. The service charges also help to subsidise a lunch service for residents in the residents' dining room.

Electric heating. 24/7 pull cord system. Mains services. Tax band D

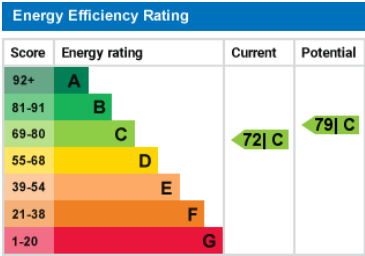
Ground Rent: £510 per annum.  
Service Charges: £1102.35 pcm  
Lease: 109 years

Ideally located only 50 yards from the High Street which offers a wide range of shops, supermarkets, medical centre, library, post office and banks. There is a regular bus service to both Eastbourne and Tunbridge Wells providing a comprehensive range of shopping and entertainment amenities. Main line stations are within a 15 minute drive from Heathfield at either Stonegate, Buxted or Crowborough.





TOTAL FLOOR AREA: 737 sq.ft. (68.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metagage C5022



Ground Floor

Agents Notes

Directions



Foresters

17 High Street, Heathfield, East Sussex, TN21 8LU

01435 865477

info@foresters.agency

www.foresters.agency

Please note that these details have been prepared as a general guide and do not form part of a contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon. Any verbal statements or information given about this property, again, should not be relied on and should not form part of a contract or agreement to purchase.