

London Road, Uckfield, TN22 1JT



£125,000

Peter Oliver
01825 703000



▼ 1 Bedroom Retirement Flat

▼ Open Plan Lounge/Diner

▼ Residents Parking

▼ Ground Floor

▼ Private Patio/Outside Space

▼ Close To Town

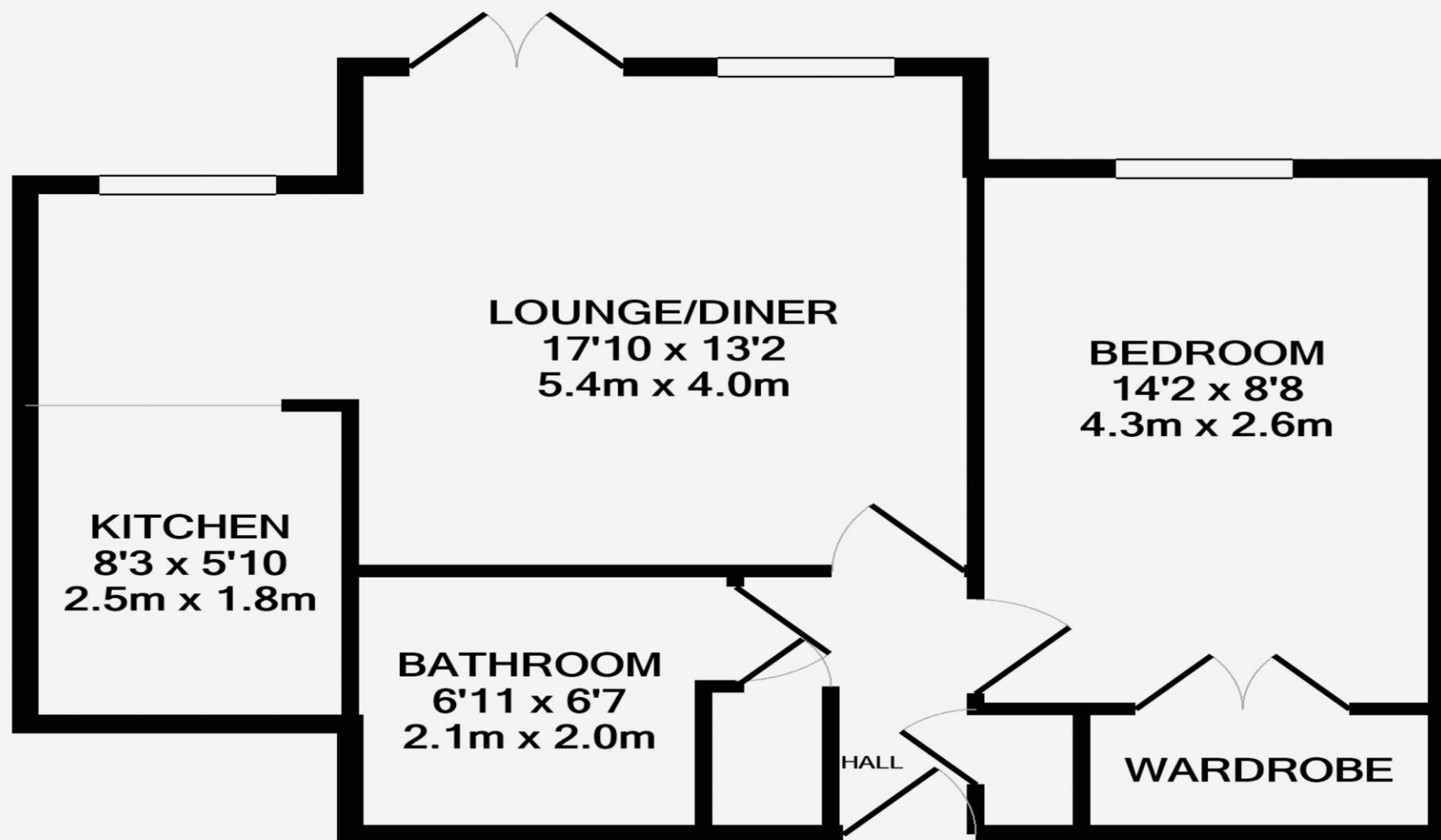
DESCRIPTION

This splendid ground floor flat has a lovely spacious feel and with its own patio area, this will make a wonderful home for someone. Age restricted for the over 55's, life here in this quiet and tucked away development should be peaceful and most of the windows face out over the pond which only adds to the serenity. The open plan lounge/diner is a bright room with plenty of space while the bedroom is a generous double with fitted wardrobes. The bathroom and kitchen are both well presented and really this property is ready to be moved into. One of the key features here has to be the outside space and there are French doors out onto the private patio area which is in turn surrounded by the communal garden. There is ample residents parking in the car park and Uckfield town centre with its range of shops and mainline station is around a 5 to 10 minute walk.



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ACCOMMODATION/FLOORPLAN



TOTAL APPROX. FLOOR AREA 469 SQ.FT. (43.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 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

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Energy Performance Certificate



Flat 22 Shaftsbury Court, London Road, UCKFIELD, TN22 1JT

Dwelling type: Ground-floor flat Reference number: 0919-2852-7581-9496-8671
 Date of assessment: 12 August 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 13 August 2016 Total floor area: 44 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

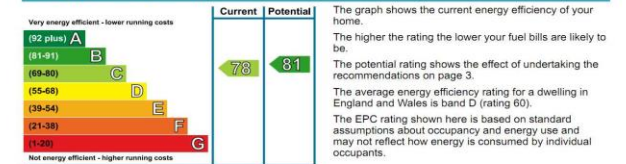
Estimated energy costs of dwelling for 3 years:	£ 1,083
Over 3 years you could save	£ 153

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 144 over 3 years	£ 144 over 3 years	
Heating	£ 534 over 3 years	£ 381 over 3 years	
Hot Water	£ 405 over 3 years	£ 405 over 3 years	
Totals	£ 1,083	£ 930	You could save £ 153 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 57
2 High heat retention storage heaters	£800 - £1,200	£ 96

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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