



## Kennard Court — Riverside — Forest Row — East Sussex — RH18 5HZ

A one-bedroom first floor apartment in a popular retirement development close to shops





## 17 Kennard Court

Entrance hall • Sitting room • Bedroom •  
Kitchen • Shower Room.

**£85,000 Leasehold**

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Kennard Court was built in 1990 and consists of 12 retirement apartments arranged around a courtyard situated off a quiet road which is a short walk to the local shops.

A recently redecorated and recarpeted one-bedroom first floor apartment overlooking the courtyard.

Facilities include a visiting scheme manager and an emergency alarm system in each property.

There is limited parking within the development

Good road communications via the M25/M23 motorways, with easy access to both Heathrow and Gatwick airports. East Grinstead is within easy access by car or bus and provides a rail service to London Bridge and Victoria in approximately 58 minutes.

99 year lease from 1993 (73 years remaining), no ground rent and 60+ age covenant.

**For viewings please contact Fifty5plus on  
01488 668655**



*Sitting room*



*Bedroom*



*Kitchen*

# The Property

A recently redecorated and recarpeted one bedroom first floor apartment with approximate room dimensions as follows: Entrance hall with loft access. Sitting room (12'3" x 10'5") with wall lights. Kitchen (9'9" x 6") Bedroom (10'8" x 10'5" including double wardrobe) Bathroom (7' x 5'7" ) with door to airing cupboard. Electric storage heating.

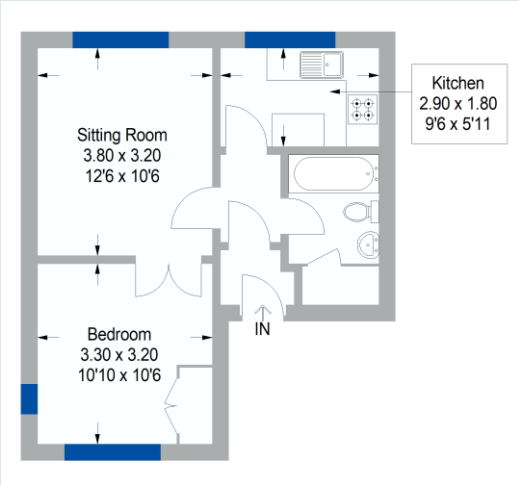
Kennard Court is situated within the centre of the village of Forest Row, just off the High Street with its wide range of shops including boutiques, a chemist, restaurants, Co-Op and Tesco Express.

# Directions to Kennard Court

From the M23 take the A264 to East Grinstead and then continue south east on the A22 to Forest Row. Cross over the River Medway and as you enter the village take the first turning right into Riverside and in a short distance the entrance to Kennard Court will be seen on the left.



Shower room



**Approximate gross internals:**

**Total: 37.7 m<sup>2</sup> / 406 ft<sup>2</sup>**

**Energy performance rating: 71**

**Condition Code: C**

**Service charge: £2,551.79 p.a.**

**Council tax banding: C**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor.

## Kennard Court

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Kennard Court is a small attractive retirement development in Forest Row and is conveniently situated close to the village centre. Altogether there are 12 apartments arranged around a courtyard and completed in 1990.

### Location

Forest Row draws its name from nearby Ashdown Forest, originally a royal hunting park dating back to the 13th century, now an Area of Outstanding Natural Beauty extending to about 6,000 acres.

There are several golf courses in the area including the Royal Ashdown Forest Golf Course. There is excellent walking and riding over the Forest, the latter by permit.

There is a bus stop within a short walk of Kennard Court giving easy access to East Grinstead, Tunbridge Wells and Uckfield where there are more comprehensive shopping, commercial and leisure facilities.

### Further afield

Wakehurst, previously known as Wakehurst Place, is a house and botanic gardens just south of East Grinstead, owned by the National Trust but used and managed by the Royal Botanic Gardens, Kew.

The National Trust also own Staden, a Grade 1 Listed house and both are open to the public. The Bluebell Steam Railway, one of the first preserved heritage lines in the country, runs a 22 mile return trip between Sheffield Park and East Grinstead.



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