



**Guide Price**  
**£75,000**

**Leasehold**

1x  1x  1x 

**Martlets Court,  
Montargis Way,  
Crowborough, East  
Sussex, TN6**

**cubitt & west**  
Helping you move forwards



## Main features

- Retirement flat in a popular location
- Generous bedroom with dressing area
- Spacious lounge/dining room, ideal for relaxing
- Well equipped kitchen and shower room
- Laundry room, communal gardens and day warden on site



## Accommodation

### SECOND FLOOR

Hall

Kitchen: 8'11 x 7'6 (2.72m x 2.29m)

Lounge/Dining Room: 13'11 x 10'11 (4.24m x 3.33m)

Bedroom: 17'10 x 8'4 (5.44m x 2.54m)

Dressing Area: 8'7 x 7'8 (2.62m x 2.34m)

Shower Room: 8'4 x 5'0 (2.54m x 1.53m)

### OUTSIDE

Communal Gardens

Parking



### Second Floor

Approx. 51.7 sq. metres (556.2 sq. feet)



Call Crowborough - 01892 613361 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



24205267/20230510/JF/JF