

# VINCE TAYLOR TOFTS

**Flat 7, Margaret House, Lealands Drive, Uckfield,  
East Sussex, TN22 1FH**



**To be purchased on a 75% equity share basis, a ground floor two bedroom retirement apartment offering bright and spacious accommodation and located in this popular 'Extra Care' complex.**

**£153,750 Leasehold**

**01825 765559**

87 High Street, Uckfield,  
East Sussex, TN22 1RJ  
info@vincetaylorofts.com  
www.vincetaylorofts.com

The apartment offers two bedrooms, a spacious sitting room, fitted kitchen and a large wet/shower room.

Facilities within Margaret House include a 24 hour care team on site, emergency alarm system, door entry security phone, lifts to all floors, laundry room, residents lounge, restaurant, guest suite, assisted bathing facilities, attractive enclosed gardens, parking.

Potential buyers will need to be assessed by Saxon Weald staff to ensure they are suitable for Extra Care and that their needs can be met by the scheme.

Located on the Northern side of Uckfield, (1 mile): 2 supermarkets, post office, library, banks, cinema, pharmacists, main line rail station with services to London.

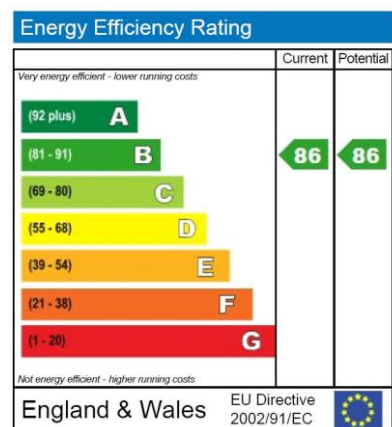
Leisure: Leisure centre, East Sussex Golf Club, Spa and Gym, Ashdown Forest (AONB) for walks, horse riding etc.

Towns (within 20 mile radius): Lewes, Haywards Heath, Tunbridge Wells, East Grinstead, Eastbourne, Brighton.

Transport: Gatwick Airport and M23/M25 are all within a convenient driving distance.

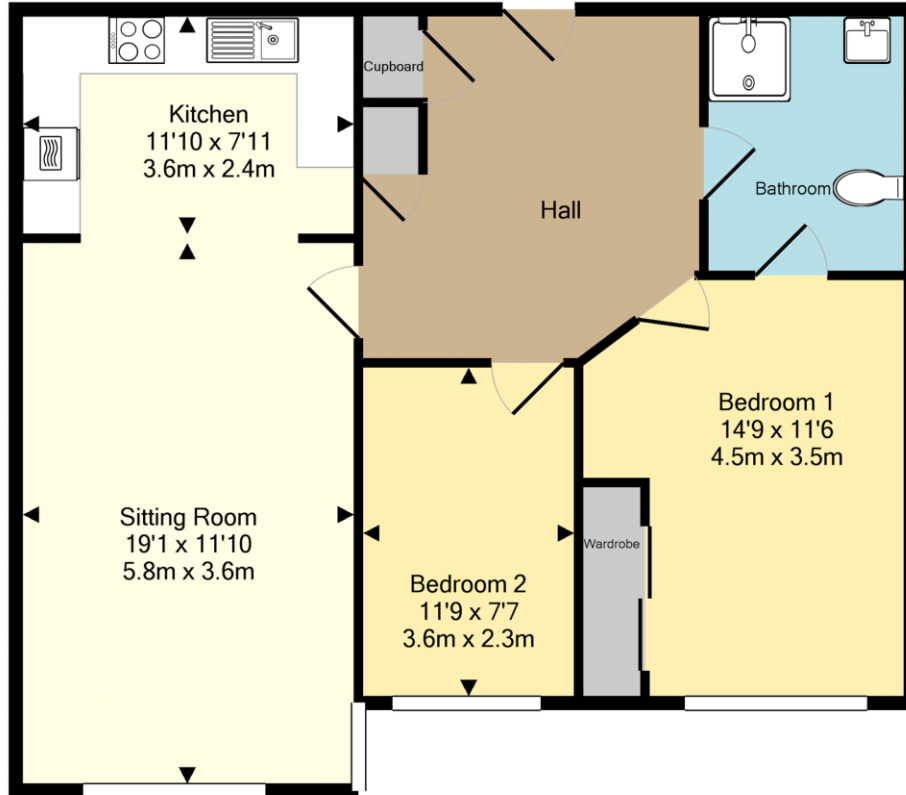
75% EQUITY SHARE

24 HOUR CARE



Property Misdescriptions Act 1991/Misdescription Act 1967: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, whilst all parties are advised to verify their accuracy especially when considering making an offer. Furthermore, these particulars are believed to be correct but their accuracy is not guaranteed, should not be relied upon as statements or representations of fact and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you particularly if travelling some distance.





Plan For Layout Purposes Only  
 Total Approx. Floor Area 777 Sq.Ft. (72.2 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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