



'Our Focus Determines Your Reality'



Cranbrook
Kent
TN17 3JB



Entrance Hall * Sitting Room * Dining Room
Kitchen * Shower Room

Principal Bedroom * Further Double Bedroom
Family Shower Room

Courtyard Garden with Raised Flower Beds
Allocated Residents and Visitors Parking



WELL PRESENTED MEWS STYLE COTTAGE

Set within a select retirement development of cottages, bungalows and apartments for the over 60s, this attractive cottage offers independent living with the benefit of a Resident Manager and 24-Hour Emergency Alarm system. Sitting within attractive communal gardens and enjoying a courtyard garden of its own, the cottage is walking distance to the town centre of Cranbrook.

The accommodation consists of an entrance hall, sitting room with doors to the garden, dining room, fitted kitchen and shower room on the ground floor.

On the first floor there is a principal bedroom, a further double bedroom and a family shower room. The bedrooms benefit from built-in wardrobes and there is additional storage in the form of an airing cupboard and understairs cupboard.

The courtyard garden to the rear boasts raised flower beds, a remote-controlled awning and a gate in the rear fence which opens onto a path running behind the row of cottages. The development provides allocated parking for residents and visitors



CRANBROOK

Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports and social activities.


CONNECTIONS

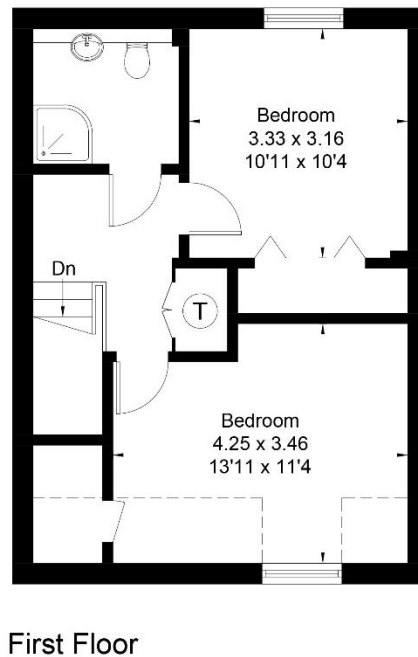
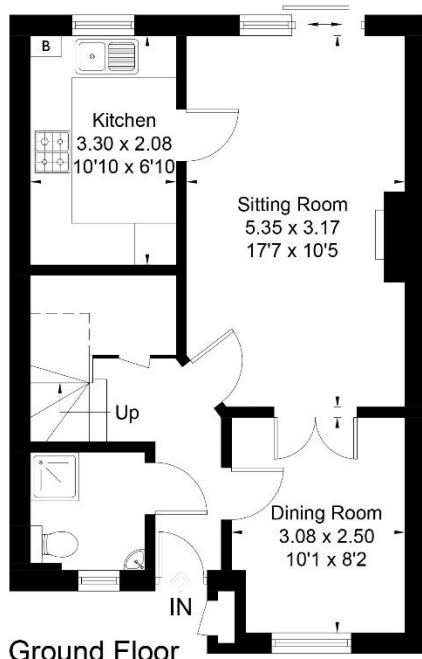
The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.



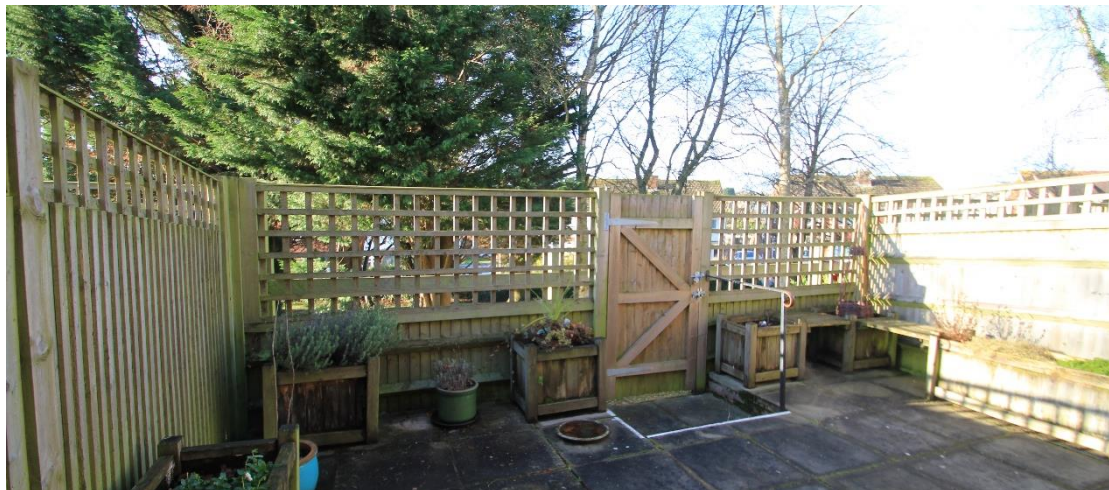


Approximate Area = 85.6 sq m / 921 sq ft
Including Limited Use Area (5.0 sq m / 54 sq ft)

 = Reduced head height below 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 311183



SERVICES

All mains services connected. Gas fired central heating. Emergency call button.

There is a ground rent of £300 per annum covering the communal areas and a service charge of £3,830.44 per annum covering all services provided by the management company such as provision of a Resident Manager and 24-Hour Emergency Alarm system, buildings insurance and external decoration.

EPC Rating: C – full details available on request.

Tunbridge Wells Borough Council - Council Tax Band D

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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