



'Our Focus Determines Your Reality'

# Cranbrook Kent TN17 3JB



## CHARMING GROUND FLOOR APARTMENT

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

## CRANBROOK

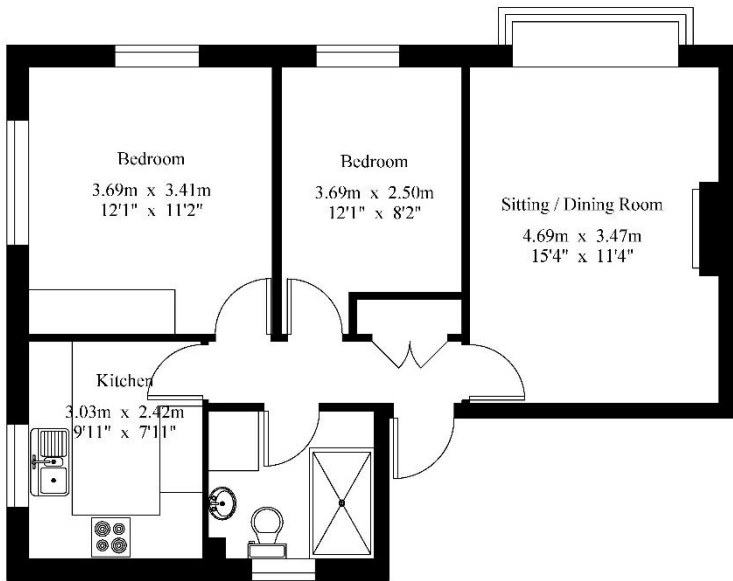
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports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

## 6 Rectory Fields

Gross Internal Area : 55.1 sq.m (593 sq.ft.)



Ground Floor

For Identification Purposes Only.

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### SERVICES

Mains services all connected. Gas fired central heating. Emergency call button.

EPC Rating: C – full details available on request

Broadleaf Management Services - annual service charge £3,413.92

Ground rent £300. Approximately 50 years on lease

Tunbridge Wells Borough Council - Council Tax Band C

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