



'Our Focus Determines Your Reality'



Rectory Fields
Cranbrook
Kent
TN17 3JB



Communal Entrance Lobby * Sitting/Dining Room * Fitted Kitchen
Principal Bedroom * Further Double Bedroom
Shower Room

Communal Gardens
Residents and Visitors Parking



ATTRACTIVE GROUND FLOOR APARTMENT

Set within a select retirement development of cottages, bungalows and apartments for the over 60s, this attractive leasehold ground floor 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 in walking distance to the town centre of Cranbrook.

The accommodation consists of a communal entrance lobby, an entrance hall, sitting/dining room with fireplace, fitted kitchen, principal bedroom with built-in double wardrobe, further double bedroom, and a shower room.

Outside there is a secluded communal garden with seating area to the rear and a pleasant seating area at the front of the apartment.



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 including GP surgeries, public library and bowls club. 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.





TOTAL APPROXIMATE INTERNAL FLOOR AREA: 100.12 SQ. METERS (2611.5 SQ. FT.)
(no guarantee is given to the buyers of the accuracy of the area shown in this plan for information only)
Drawn to scale - for layout purposes only.
Please note that the fixtures and fittings are not necessarily included in the sale.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of items, shapes, sizes and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
Made with Blueprints 12/2011



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 £4,046.08 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, external decoration, garden maintenance, and maintenance and provision of the fire system/smoke detection.

Term of lease 99 years from 1st July 1988, approximately 63 years remaining.

EPC Rating: C – full details available on request.

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.



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