



'Our Focus Determines Your Reality'

RECTORY FIELDS

Glebelands

Cranbrook

Kent

TN17 3JB



ATTRACTIVE FIRST FLOOR APARTMENT

Set within an attractive select retirement development for the over 60s. This first floor apartment offers excellent accommodation consisting of a sitting room with fireplace, a fitted kitchen, master bedroom with Juliette balcony, a bedroom/study and a shower room with the advantage of a secluded communal terrace and views over the Cranbrook bowling green.

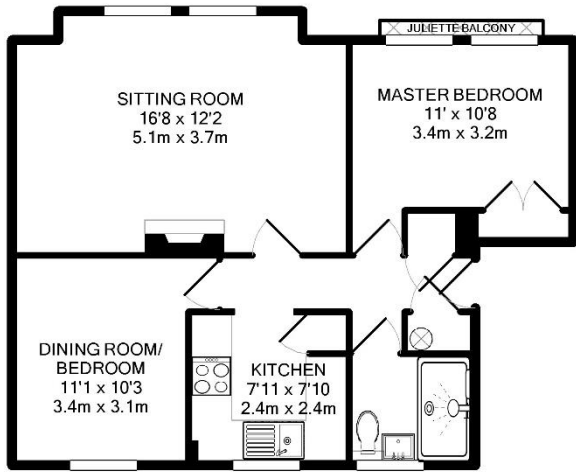
The apartment which enjoys 124 years remaining on the lease is within walking distance of the town centre of Cranbrook and comes with the added benefit of resident warden assistance.

CRANBROOK

The property is located within walking distance of the centre of Cranbrook, 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

Mainline rail services are available from nearby Staplehurst with the A21 providing links to the motorway network.



TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 535SQ.FT. (49.75Q.M)
(not to scale - for layout purposes only)

(no guarantee is given to the square footage of the property, the figure given is for initial guidance only)
(please note that the fixtures and fittings are not necessarily included in the sale)

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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Energy Performance Certificate

22, Rectory Fields
CRANBROOK
TN11 3JH

Dwelling type: Top floor flat
Date of assessment: 17 May 2010
Date of certificate: 17 May 2010
Reference number: 0371-2663-8458-9090-0071
Type of assessment: Full SAP, existing dwelling
Total floor area: 55 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating	Current	Potential
A		
B		
C		
D		
E		
F	74	82
G		

Environmental Impact (CO ₂) Rating	Current	Potential
A		
B		
C		
D		
E		
F	71	80
G		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	251 kWh/m ² per year	169 kWh/m ² per year
Carbon dioxide emissions	3.2 tonnes per year	1.9 tonnes per year
Lighting	£45 per year	£21 per year
Heating	£280 per year	£264 per year
Hot water	£193 per year	£165 per year

The figures in the table above have been prepared to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupant's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances such as TV, fridge etc. nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended tags when buying energy efficient products. It's a quick and easy way to verify the most energy efficient products in the market.

The EPC and recommendations report can be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

SERVICES

All mains utilities connected.

Tunbridge Wells Borough Council - Council Tax Band C

Annual management and maintenance charges are applicable. Currently approximately £2,950 service charge per annum and £300 ground rent.

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

Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com