



'Our Focus Determines Your Reality'

ROTHERMERE CLOSE

Benenden

Kent

TN17 4DW



CHARMING GROUND FLOOR APARTMENT

Occupying a peaceful, no through road, location on the edge of the sought after village of Benenden with its quintessential village green, this light filled ground floor apartment offers open-plan kitchen/dining/sitting room, study area, master bedroom, additional double bedroom and a family bathroom. Ideal as a first time buy or investment property.

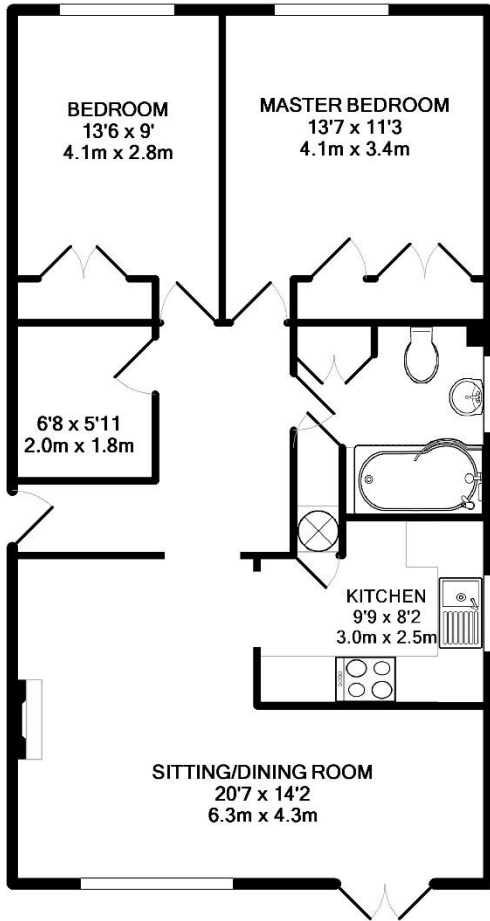
BENENDEN

Leather on willow is a common sound during the summer on the village green, a feature of Benenden which also benefits from an award winning pub, a large general store and post office and a good butchers. More comprehensive shopping is available in nearby Tenterden and Cranbrook.

SCHOOLS AND CONNECTIONS

As well as Cranbrook School and the local Primary School, there are many excellent private and state schools for children of all ages in the area.

Mainline Rail Services available from Headcorn and Staplehurst. Nearby M20 (junctions 8 or 9) and the A21 just outside Hawkhurst gives access to the Motorways.



TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 783.6SQ.FT. (72.8SQ.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
Made with Metropix ©2019

SERVICES

Mains electricity, water and drainage. Electric heating.

Tunbridge Wells Borough Council - Council Tax Band C

Annual service/maintenance charge of £600

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

Energy Performance Certificate



3, Rothermere Close, Benenden, CRANBROOK, TN17 4DW
Dwelling type: Ground floor flat Reference number: 8208 1455 6239 0096 7873
Date of assessment: 15 August 2013 Type of assessment: HGSAP, existing dwelling
Date of certificate: 16 August 2013 Total floor area: 74 m²

Use this document to:
* Compare current ratings of properties to see which properties are more energy efficient
* Find out how you can save energy and money by installing improvement measures

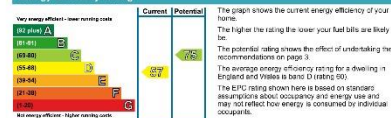
Estimated energy costs of dwelling for 3 years: £ 2,884
Over 3 years you could save: £ 1,116

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 245 over 3 years	£ 153 over 3 years
Heating	£ 1,928 over 3 years	£ 806 over 3 years
Hot Water	£ 479 over 3 years	£ 479 over 3 years
Totals	£ 2,652	£ 1,438

You could save £ 1,116 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£300 - £1,500	£ 456
2 Floor insulation	£200 - £1,200	£ 453
3 Low energy lighting for all fixed outlets	£25	£ 72

See page 3 for a full list of recommendations for this property.

This document is only valid if you have paid for it. To check your energy bills, visit www.registeredenergyassessors.co.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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