



'Our Focus Determines Your Reality'



STONE STREET
Cranbrook
Kent
TN17 3HF



Sitting/Dining Room * Kitchen * Cloakroom

Principal Bedroom * Two Further Double Bedrooms
Family Bathroom



ATTRACTIVE GRADE II LISTED APARTMENT

This Grade II Listed apartment is filled with character and light and offers spacious accommodation of approximately 1,000sq.ft. spread over two floors. Town centre location within walking distance to all local amenities including the well-regarded Cranbrook School.

The accommodation consists of a communal porch leading to the front door of the apartment on the ground floor.

A staircase leads to the first-floor entrance hall, sitting/dining room with bay window running the length of the room, a fitted kitchen, and a cloakroom.

On the second floor there is a principal bedroom, two further double bedrooms and a family bathroom.



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.

SCHOOLS AND CONNECTIONS

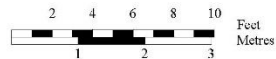
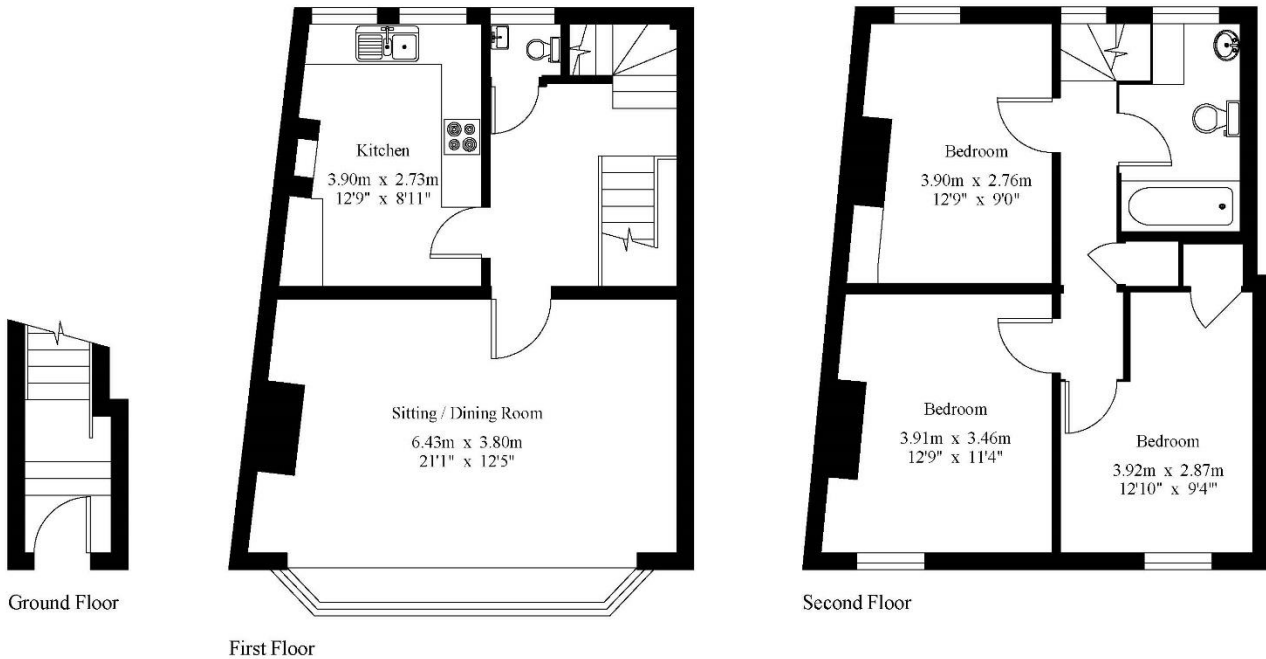
The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School.

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.



Flat 1, 31 Stone Street

Gross Internal Area : 99.7 sq.m (1,073 sq.ft.)



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SERVICES

All mains services connected. Electric heating throughout

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band C

Leasehold - 998 years remain on the lease.

Ground rent £150 per annum

Service charge £450 per annum

Communal entrance hall, right of way at rear for rubbish bins.

Covenant regarding wires and pipes running through walls to other apartments.

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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