



'Our Focus Determines Your Reality'

RECTORY FIELDS

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.

GROUND FLOOR



TOTAL APPROXIMATE USABLE INTERNAL FLOOR AREA (SQ METRE) (BY ROOM)
(No guarantee is given in the agency brochure of the property. The figure shown is for initial guidance only)
(See the seller for details of the property)



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 £3,512.72

Ground rent £300. Approximately 65 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.



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