



THE
PARK LANE GROUP



Midicy Court, Red
Oak, Hawkhurst,
Cranbrook

£1,350 Per Month

Park Lane House, 141-145,
Bohemia Road, St Leonards On
Sea, East Sussex, TN37 6RL



Council Tax Band: C
Deposit: £1,557

House - Terraced



- Exclusively Private Gated Development
- Fully Equipped Designer Kitchen
- Private Off-Street Parking for One Car
- Extensive Patio & Lawned Garden
- Located within the highly sought-after Cranbrook School Catchment Area
- Set Back Beyond a Pillared Entrance with Electric Gates
- Spacious Master Bedroom with Fitted Wardrobes
- High Specification Finish
- Close to Schools, Shops & Transport Links

Property Description
 !COMING SOON!

Midicy Court is an exciting new development in Hawkhurst, designed and built by The Park Lane Group in 2021.

This two bedroom mid terrace home enjoys an idyllic and quiet setting backing onto woodland that is convenient for all the amenities the village has to offer, nearby schools, and more.

In addition to the A229 and A21 nearby, there are 3 mainline train stations within a 6-mile radius.

This beautifully appointed home features a spacious open plan kitchen. Along with luxury flooring and lighting, it is fitted with a built-in eye-level Bosch oven, induction hob and extractor, along with an integrated fridge freezer, dishwasher and washer-dryer.

The open plan living space is bright and airy too, with glazed sliding doors which provide uninterrupted views over the lawned garden.

An under stairs cupboard provides valuable storage, whilst a WC/Cloakroom completes the ground floor. Here, we have incorporated a vanity unit, mirror and splashback.

There are two large similarly proportioned bedrooms with TV and Ethernet points fitted in both. In addition to fitted glass sliding wardrobes in the master bedroom at the rear of the property, there is a built-in cupboard on the landing.

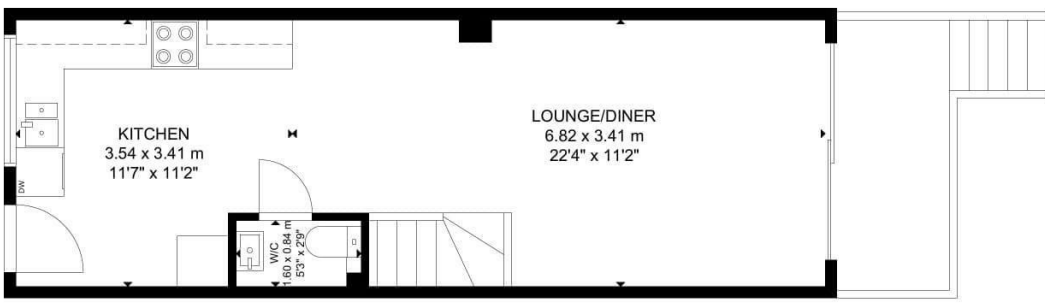
In the family bathroom, you will find chrome fittings, a heated towel rail, shaver socket, vanity unit, mirror, and porcelain wall and floor tiles. Along with a full-sized bath with a glass shower screen, we have incorporated a concealed cistern.

Luxury vinyl flooring and grey fitted carpets have been fitted throughout with venetian blinds.

** Please note photos are for illustration purposes only and the actual property finish may differ slightly to that shown

Location

Midicy Court is in an outstanding location. Hawkhurst is a desirable village that is often referred to as the crossroads of the Weald. From here, it's easy to reach the larger towns of Tunbridge Wells, Maidstone, Ashford and Hastings, and you're surrounded by beautiful countryside dotted with attractive Kent and Sussex villages.



GROSS INTERNAL AREA
 TOTAL: 70 m²/759 sq ft
 FLOOR 1: 35 m²/381 sq ft, FLOOR 2: 35 m²/378 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE – These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



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