



First Floor Apartment

CHECK OUT this purpose built, First Floor Apartment in Cranbrook. This property is beautifully presented throughout with an open plan living room/dining Room with french doors opening onto a Juliet balcony, a modern kitchen, two double bedrooms and bathroom as well as two allocated Off-Road Parking Spaces and outside bicycle storage. Ideal FIRST HOME or BUY TO LET.





PROPERTY TYPE
Apartment



SIZE
559 sq ft



LOCATION
Town



AGE
Modern (2017)



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
District Heating System



PARKING
Off Road Parking, Allocated
Parking



OUTSIDE SPACE



EPC RATING
84B



COUNCIL TAX BAND
B



in a nutshell...

- Two Double Bedroom
- Open Plan Sitting Room/Dining Room
- Fully Integrated Kitchen
- Modern Bathroom
- Allocated Off-Road Parking
- Juliet Balcony and Outside Storage
- IDEAL FIRST HOME or INVESTMENT
- Easy access to M5, A30 and Exeter
- Close to Town Centre, Shops and Rail Station





the details...

CHECK OUT this first floor Apartment, located in Cranbrook, just a short distance away from the local shops, bus stop and railway station and the local Country Park. An ideal First Time Home or Buy to Let rental Investment.

Step inside the Entrance Hallway, where a built-in storage cupboard offers ample space for shoes and coats. To the right, the modern Bathroom features a stylish tiled bath with a shower over, a wash basin, WC, and a heated towel rail for added comfort.

There is two well-proportioned double bedrooms, both boasting built-in wardrobes and large windows, filling the space with natural light.

The spacious open-plan Sitting Room/Dining Room is bathed in natural light, thanks to French doors that open onto a Juliet Balcony. A doorway leads to the Kitchen, subtly separating the space while maintaining an open feel. The Kitchen is well-equipped with vinyl flooring, ample cupboards and work surfaces, an electric oven, a ceramic hob with an extractor, fridge/freezer, washing machine and dishwasher.

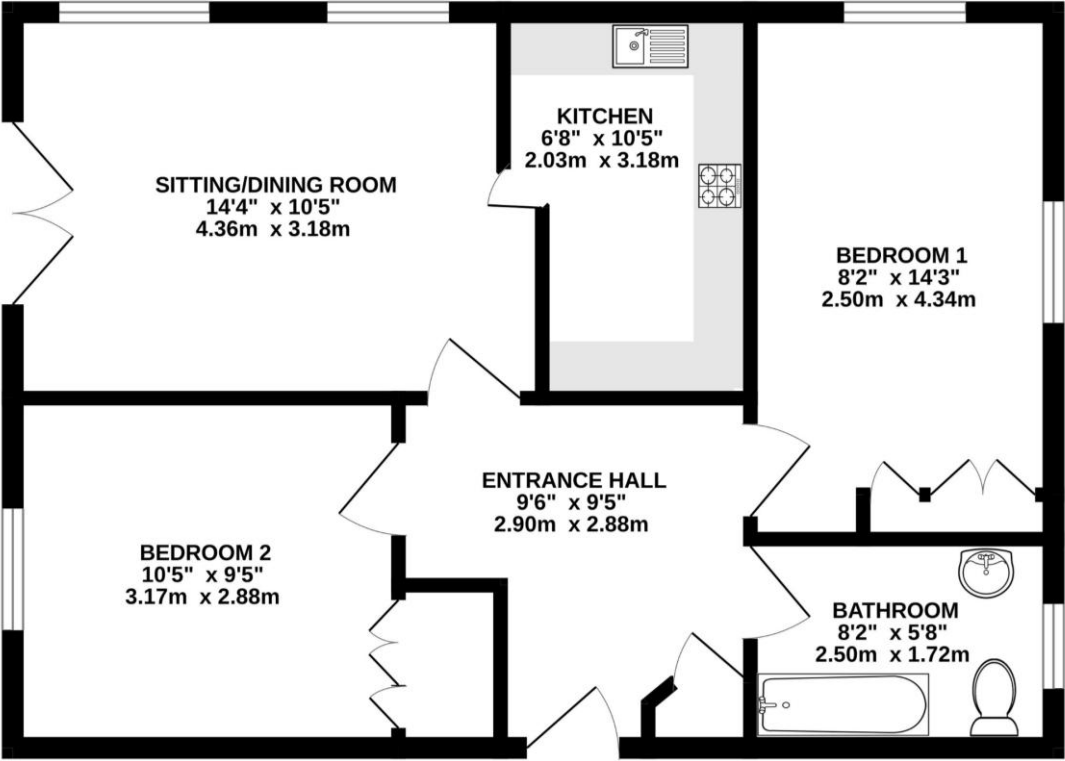
Outside, the property offers the convenience of two allocated off-road parking spaces and communal bike storage.

Tenure - Leasehold (117 years remaining as of 2025)
Current Service Charge £1,830.69 per year (subject to possible change)
Current Ground Rent is £250.00 per year. This is set for a 10-year period from 1st January 2017. It is reviewed and increased by the Retail Price Index as calculated by HMRC, at the end of each 10-year period.

Council Tax Band B



the floorplan...



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