

22 Horsley Place

High Street, Cranbrook, TN17 3DH



Total floor area 79.8 m² (859 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	



Asking price £400,000 Leasehold

A SUPERB and SPACIOUS apartment situated on the SECOND FLOOR of the popular McCarthy Stone Retirement Living development, Horsley Place. The apartment boasts a bright and uniquely designed DUAL ASPECT LIVING ROOM, TWO DOUBLE BEDROOMS and TWO MODERN SHOWER ROOMS.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Horsley Place, High Street, Cranbrook, Kent, TN17 3DH

Development Overview

Horsley Place was constructed by McCarthy and Stone in 2015 and is purpose built for Retirement Living. The development offers excellent communal facilities to include a lift to all floors and a mobility scooter store with charging points. There is a Homeowners' lounge where social events take place, and if your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (fees apply and subject to availability).

The development has a dedicated House Manager on site on weekday mornings to take care of things and make you feel at home, and the camera door entry system ensures peace of mind. You can rest easy in the knowledge that help is on hand with a 24 hour emergency call system provided by a personal pendant with a call point in the shower rooms and hallways.

There's no need to worry about the burden of maintenance as the service charge covers all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security systems, and the energy costs of the communal areas as well as the underfloor heating in the apartment.

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Local Area

Horsley Place is conveniently situated within easy walking distance of the town centre and local super market. Cranbrook, is one of the most picturesque small towns in the High Weald Area of outstanding Natural Beauty. It has an interesting and attractive range of shops, cafes, restaurants and boutiques.

Overlooking the town are the fine 14th century sandstone church and the 19th century windmill. There are regular local bus services, a local train station (at Staplehurst) with links to London the coast and the M25.

Apartment Summary

A well presented and particularly spacious apartment situated on

the second floor. The apartment boasts a bright and uniquely designed living room with dual aspect windows allowing natural light to flood in. There is a modern fitted kitchen, two double bedrooms, and two modern shower rooms, one being en-suite. The apartment also benefits from having multizone underfloor heating throughout.

Entrance Hallway

Front door with spy hole leads to the entrance hall, where the 24 hour emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a useful walk-in storage and airing cupboard. All other doors lead to the bedrooms, living room and shower room.

Living Room

A very well presented living/dining room boasting unique feature dual aspect windows, making the space bright and airy. Two ceiling light points, power points, TV & telephone points, partially glazed door leads onto a separate kitchen.

Kitchen

Modern style kitchen with gloss effect wall and base units and complimentary roll top work surfaces over. Stainless steel sink with chrome mixer tap sits below the electronically operated window. There is an integrated fridge/freezer, washer dryer, and fitted electric ceramic hob with extractor over. Tiling to floor and splash backs, contemporary ceiling lights and under pelmet lighting.

Bedroom One

A spacious double bedroom with walk-in wardrobe, housing shelving and hanging rails. Window, ceiling light, TV and phone point, fitted carpets and door to en-suite shower room.

En-Suite Bathroom

Fully tiled wet room style shower room with walk in level access shower, glass screen and grab rails, WC, vanity unit with wash basin and illuminated mirror with shaver point above. Electric chrome ladder style towel heater, under floor heating, extractor fan and emergency pull cord.

Bedroom Two

Of good proportions, this second double bedroom could

2 Bed | £400,000

alternatively be used as a second reception room, hobby room or study. Window and ceiling light.

Shower Room

Part tiled and fitted with a modern suite comprising of; enclosed shower cubicle, WC, vanity unit with wash basin and illuminated mirror above. Electric heated towel rail, extractor fan and emergency pull cord.

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas and underfloor heating throughout the apartment.
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge of £6,219.74 per year (until financial year ending 30/09/2025).

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Lease Information

Lease Length: 125 years from 2015

Ground Rent: £495 p.a.

Ground rent review: Jan-30

Car Parking (Permit Scheme)

Parking is by allocated space, The fee is £250 per annum, Permits are available on a first come, first served basis.

Additional Information & Services

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

