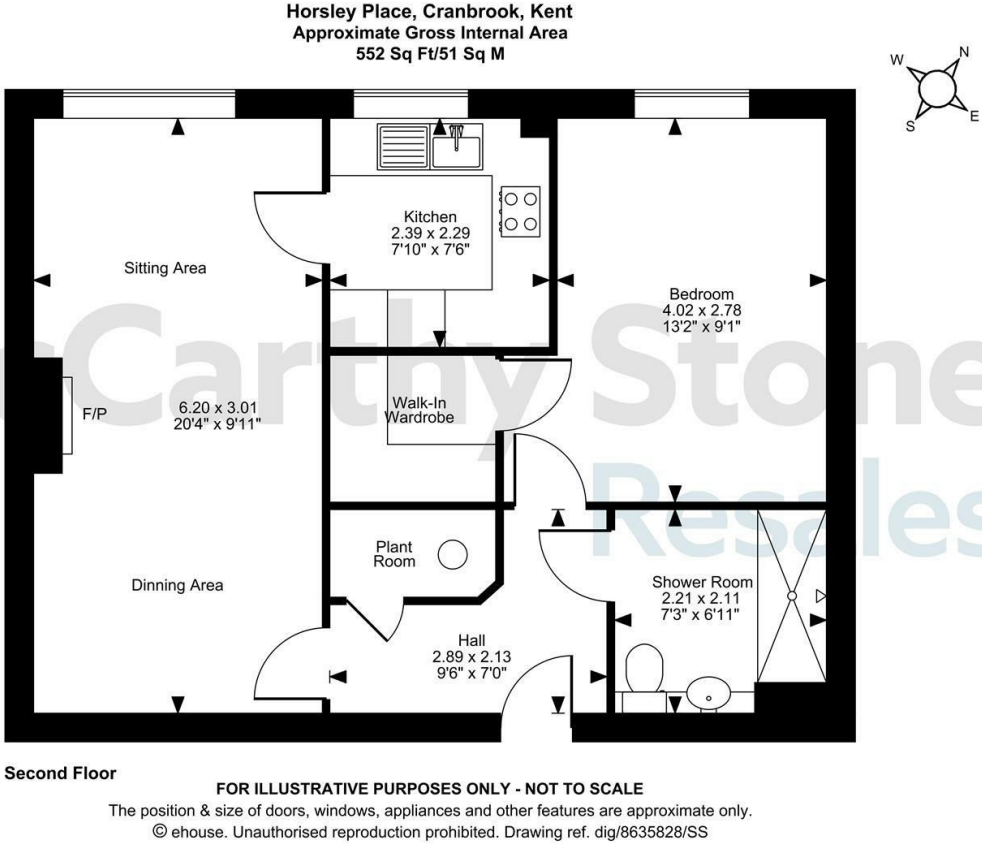


21 Horsley Place

High Street, Cranbrook, TN17 3DH



Asking price £285,000 Leasehold

A VERY WELL PRESENTED apartment situated on the SECOND FLOOR of the popular McCarthy Stone Retirement Living development, Horsley Place. The apartment boasts a spacious LIVING ROOM, ONE DOUBLE BEDROOM with walk-in wardrobe, a MODERN FITTED KITCHEN and COMTEMPORARY SHOWER ROOM.

Call us on 0345 556 4104 to find out more.

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

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Horsley Place, High Street, Cranbrook

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.

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 bedroom, living room and shower room.

Living Room

A well presented living/dining room boasting a feature electric fireplace which makes a wonderful focal point in the room. 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

A spacious double bedroom with walk-in wardrobe, housing shelving and hanging rails. Window, ceiling light, TV & phone point and fitted carpets.

Shower Room

Extensively 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.

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

1 Bed | £285,000

- communal areas
- Buildings insurance

Service charge of £4,146.49 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: £425 p.a.
Ground rent review: Jan-30

Car Parking

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

