



Lambert & Foster



4 BADGERS MEWS

CRANBROOK | KENT | TN17 3EQ

*A very well presented first floor apartment built circa 2017 providing a fantastic 23' open plan kitchen/dinning/living room and two double bedrooms complemented by views over the town and communal outdoor space all located within the conservation area.
Cranbrook School catchment area.*

Guide Price £295,000

SHARE OF FREEHOLD



4 BADGERS MEWS

CRANBROOK | KENT | TN17 3EQ

The apartment block presents elevations of stock brick, clay tile hanging and UPVC weather boarding, set with UPVC double glazed windows under a pitched and tiled roof. 4 Badgers Mews is a very well presented two bedroom first floor apartment built circa 2017 with a modern and secure coded entry system. The accommodation comprises; entrance hallway with two storage cupboards, an impressive double aspect 23' open plan kitchen/diner/living room, two double bedrooms (main bedroom has built in cupboards) and a family bathroom with white suite.

Outside, there is a lovely communal garden for the residents to enjoy as well as allocated parking and additional visitor parking.

Mainline rail services to London Charing Cross and Cannon Street run from Staplehurst, Headcorn and Marden stations. Trains to Gatwick airport are available from Tonbridge. A high speed train service runs from Ashford to London St Pancras in 37 minutes. Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks. Leisure/sporting facilities include golf clubs at Dale Hill and Rye, Risebridge Health Club in Goudhurst, sailing and fishing at Bewl Water, riding, walking, mountain bike trails, climbing and activity centre in Bedgebury Forest and Pinetum.



- Total floor area approximately 791 ft² (73.5 m²)
- Entrance hall with two storage cupboards
- Open plan kitchen/dining/living room
- Two double bedrooms (main with built in cupboards)
- Family bathroom
- Far reaching views
- Secure coded entry system
- Allocated parking and visitor parking
- Communal bin storage and cycle store
- Share of freehold
- Wildlife conservation area
- Walking distance to Cranbrook High Street
- Cranbrook School catchment area
- Chain Free

DIRECTIONS

By car and pedestrian; from our office in Cranbrook proceed down the High Street bearing right into Stone Street and then take the first right hand turning into St Davids Bridge/The Hill. Continue on up past the windmill, set back on the left hand side. Take the right hand turning into Frythe Way. Continue on taking the right hand turning into Brickenden Road, then take the right hand turning into Dr. Hopes Road whereupon Badgers Mews will be seen straight ahead.

GENERAL

Tenure: Leasehold with share of freehold 999 years from 25th March 2018

Services: Mains electricity, water and drainage. Mains gas fired central heating

Local authority: www.tunbridgewells.gov.uk

Council tax: Band D **EPC:** B (84)

Service charge: £624 per annum

Ground rent: N/A

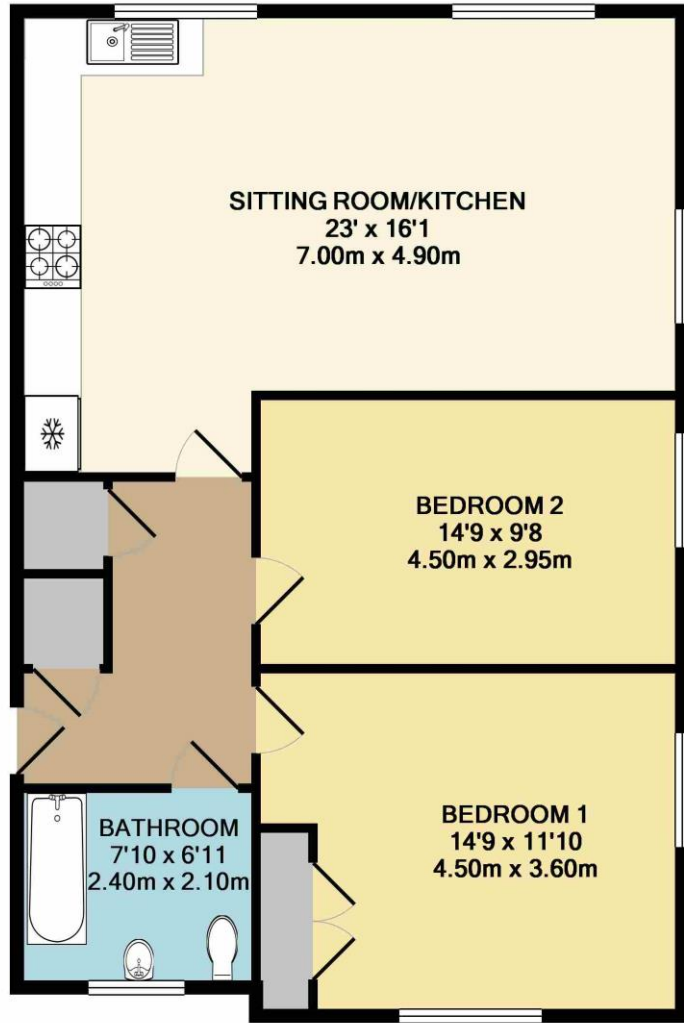
VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



TOTAL APPROX. FLOOR AREA 791 SQ.FT. (73.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2017

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
 Tel. 01892 832 325
 77 Commercial Road,
 Paddock Wood,
 Kent TN12 6DS

CRANBROOK, KENT
 Tel. 01580 712 888
 Weald Office, 39 High St,
 Cranbrook, Kent
 TN17 3DN

HYTHE, KENT
 Tel. 01303 814 444
 Hillhurst Farm, Stone St,
 Westenhanger, Hythe,
 Kent CT21 4HU

WADHURST, SUSSEX
 Tel. 01435 873 999
 Helix House, High Street,
 Wadhurst, East Sussex
 TN5 6AA

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.