



# 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/dining/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.*

'Offers in excess of' £280,000

SHARE OF FREEHOLD



## 4 BADGERS MEWS

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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 ft<sup>2</sup> (73.5 m<sup>2</sup>)
- 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](http://www.tunbridgewells.gov.uk)

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

**Service charge:** £624 per annum

**Ground rent:** N/A

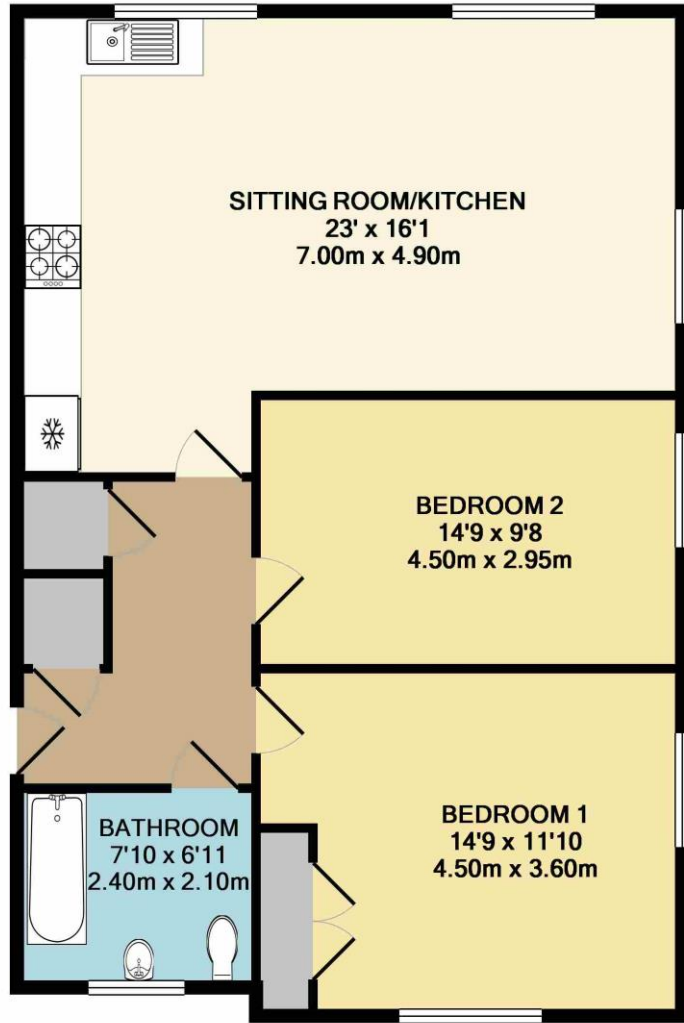
## VIEWING

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  
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## PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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