



Lambert & Foster



29 RECTORY FIELDS

CRANBROOK | KENT | TN17 3JB

A modern two bedroom first floor apartment set within an independent living retirement development for persons aged 60 years and over, enjoying a communal area and parking, all conveniently located for accessing the high street and the comprehensive amenities available within this historic market town.

Guide Price £199,995

LEASEHOLD



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29 Rectory fields is a modern circa late 1980s first floor apartment set within a retirement development for independent living, with an on-site manager, for persons aged 60 years and over. The accommodation is briefly described as follows; from the communal entrance hall a private front door opens into the hall with built-in cloaks and airing cupboard. Doors lead off to the sitting room with decorative fireplace housing electric fan fire with coal effect. The kitchen has fitted units and worktops with integral oven and hob, space and plumbing for a washing machine, dishwasher and fridge/freezer. Pleasant aspect over communal courtyard. From the hall, doors lead off to bedroom one and bedroom 2/dining room with built-in and fitted wardrobes with pleasant aspect over the communal courtyard. The bathroom includes integrated WC with wash basin, a glazed and tiled shower cubicle with electric shower tiled floor and obscure glazed window.

Outside, number 29 has access via the communal entrance hall out to a communal courtyard with seating. Positioned around the development is communal seating and access onto the Ball Field recreation ground which makes for pleasant walking. There is an area of private communal parking which is non-designated.



- Communal entrance hall
- Private hall
- Sitting-room
- Bedroom one
- Dining room/bedroom two
- Fitted kitchen
- Shower room
- Gas-fired central heating
- UPVC double glazing
- Communal courtyard and parking
- Convenient access to high street
- Central town location
- 24 hour emergency call facility and onsite manger
- Staplehurst mainline station approximately 5 miles distance

DIRECTIONS

By car and pedestrian; from our office in Cranbrook proceed down the high street and at the White Horse public house turn left into Carriers Road. Continue along this road bearing right on the left-hand bend to continue along Carriers Road. Then take the right hand turning into Rectory Fields and proceed straight up where upon access to number 29 will be on the right-hand side.

GENERAL

Tenure: Leasehold 100 years from January 1988

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

Local authority: Tunbridge Wells Borough Council <https://tunbridgewells.gov.uk/>

Outgoings: Rectory fields is managed by Broadleaf who provide an on-site manager and service a 24 hour emergency call facility

Service charge: Currently set at £4,000 approx per annum paid every quarter and covers the facility of the on-site manager, maintenance of communal areas including window cleaning, lighting, gardening and exterior of the building. **Ground rent:** Currently set at £300 for 2024 and is paid to E&J Estates biannually.

Council tax: Band C

EPC: C

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.

Rectory Fields, Cranbrook, Kent TN17

Approximate Area = 603 sq ft / 56 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rícheccm 2024. Produced for Lambert and Foster Ltd. REF: 1098081

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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