



Apartment 3 Highgate Hall, Rye Road, Hawkhurst, Cranbrook, Kent TN18 4EY

Guide Price **£210,000** Leasehold

When experience counts...

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bracketts

A neatly proportioned apartment set on the raised ground floor of this striking detached building set centrally within Hawkhurst.

The property which is accessed from the spacious communal entrance comprises a living room with galley-style integrated kitchen and a bay window to the front of the building. There is a double bedroom to the rear with an en suite shower / WC. The building affords an area of communal garden and off road parking facilities. The property has gas fired central heating and is offered for sale free of any forward chain.

Enjoying such a central spot, the apartment is considered ideal as a retirement home or to suit a first time buyer and the building has been popular with Landlords alike.

- Forming Part of a Striking Detached Building
- Central to Village Amenities with Hawkhurst's Varied Shopping Facilities Close By
- Gas Central Heating
- No Forward Chain
- Communal Garden Areas
- Allocated Parking





LOCATION:

Hawkhurst is a thriving Kent village within the borough of Tunbridge Wells, close to the East Sussex border, set in the High Weald Area of Outstanding Natural Beauty. It is divided into two areas, The Moor with Village Green to the South and Highgate to the North where the village centre and colonnade of shops is found.

Conveniently there is a Waitrose just over the road from Highgate Hall and a Tesco along the road whilst almost opposite is the charming, boutique Kino digital cinema with café, as well as a GP surgery. There is a parade of independent shops including a bakers and pharmacy, together with numerous pub restaurants, all within a few minutes walk. Hawkhurst has a primary school and two co-educational prep schools; Saint Ronan's and Marlborough House School.

The Village is surrounded by woodland, fields and orchards where there's plenty of walking on the public footpaths.

Hawkhurst is equidistant from the large Spa Town of Royal Tunbridge Wells and the pretty Cinque Port of Rye with its cobbled streets. There are a multitude of visitor attractions nearby including Sissinghurst Castle, Bodiam Castle, Bedebury National Pinetum and Bewl Water Reservoir.

Leasehold Information:

The property is Leasehold

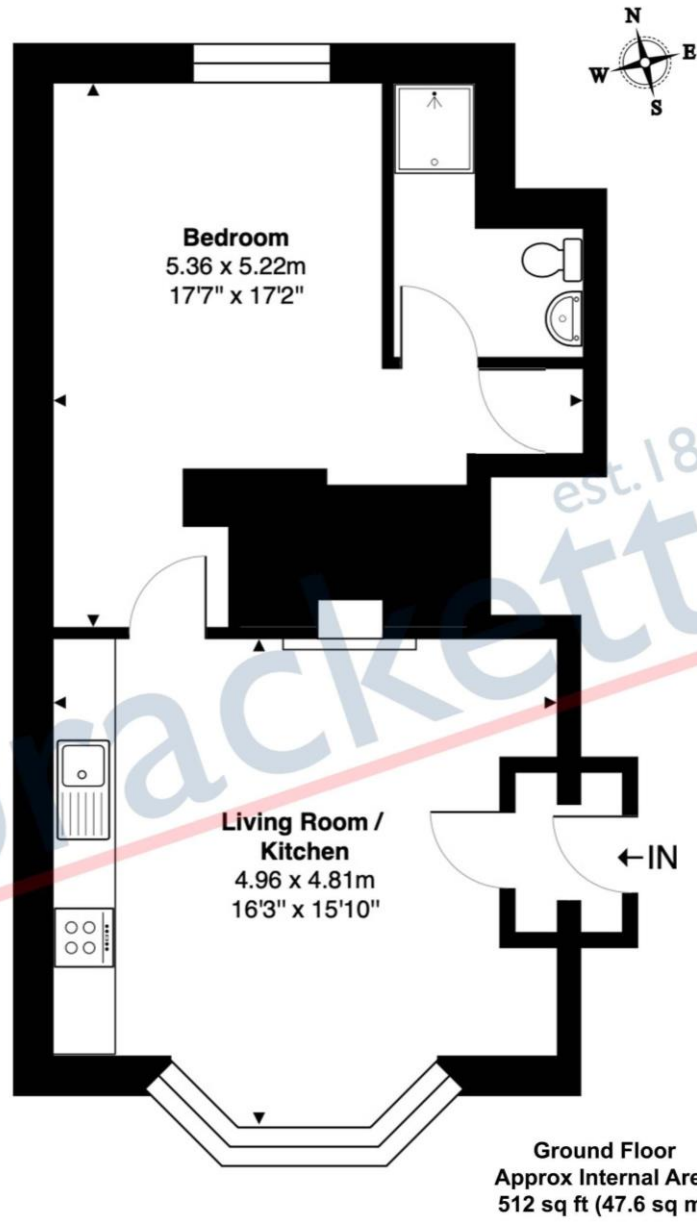
Lease Term: 125 years from 25 March 2020

Service Charge: £2,059.86 per annum

Ground Rent: £100.00 per annum increasing by £100 every 25 years until reaching £500.00 per annum on 25 March 2120 until the end of the term.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	