



6 Osprey House | Cranbrook | EX5 7GL

A bright and immaculately presented one-bedroom first-floor flat in Cranbrook, offering approximately 475 sq ft of modern accommodation. Features include a spacious open-plan kitchen/living room with breakfast bar, a double bedroom, contemporary bathroom, useful hallway storage and allocated off-street parking.²





PROPERTY TYPE
Apartment



SIZE
475 sq ft



LOCATION
Cranbrook



AGE
4 years old



BEDROOMS
1



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
District heating



PARKING
Allocated Parking



OUTSIDE SPACE
N/A



EPC Rating
B



COUNCIL TAX BAND
A



in a nutshell...

- Approximately 475 sq ft (44 sq m)
- Spacious open-plan kitchen/living room
- Modern fitted kitchen with breakfast bar
- Integrated oven and hob
- Well-proportioned double bedroom
- Contemporary bathroom with bath
- Two useful internal storage cupboards
- Allocated off-street parking
- Popular Cranbrook location
- Contemporary bathroom with a bath and shower





the details...

CHAIN FREE

Situated in the popular Cranbrook development, 6 Osprey House is an immaculately well-presented one-bedroom first-floor flat offering bright, contemporary accommodation and the benefit of off-street parking.

The property extends to approximately 475 sq ft (44 sq m) and centres around a spacious open-plan kitchen and living room. Measuring approximately 17'7" x 12'9", this sociable space provides ample room for relaxing and dining. The modern fitted kitchen includes a bespoke breakfast bar, integrated oven and hob, generous worktop space and a range of fitted cupboards.

The double bedroom measures approximately 14'4" x 8'8" and offers space for freestanding furniture. A contemporary bathroom includes a bath with shower fitting, WC and wash basin. Two useful storage cupboards off the hallway provide valuable additional space.

Neutral decor, modern flooring and windows on multiple elevations create a light and comfortable interior. Externally, the property benefits from allocated off-street parking.

This attractive flat would make an excellent first home or investment purchase in a convenient Cranbrook location. The property is offered on a leasehold basis, with prospective buyers advised to confirm the lease length, service charge and ground-rent arrangements with the selling agent.



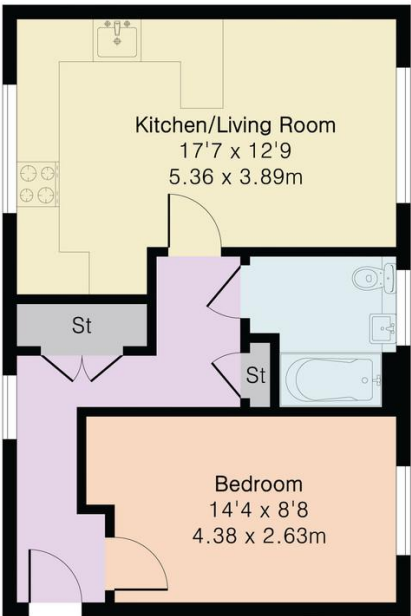
what the owner loves most...

The property is bright and spacious and within walking distance of local amenities.



the floorplan...

Approximate Gross Internal Area 475 sq ft - 44 sq m



First Floor Flat



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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bear in mind...

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onward chain.





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