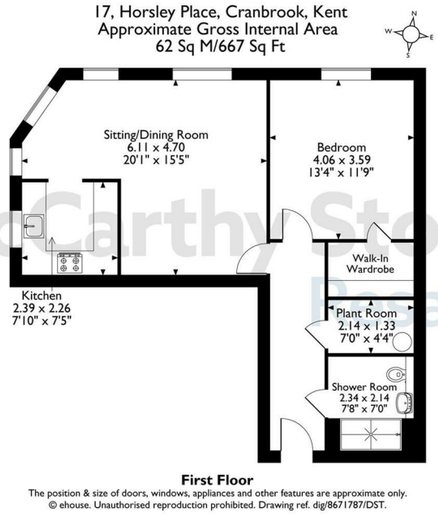
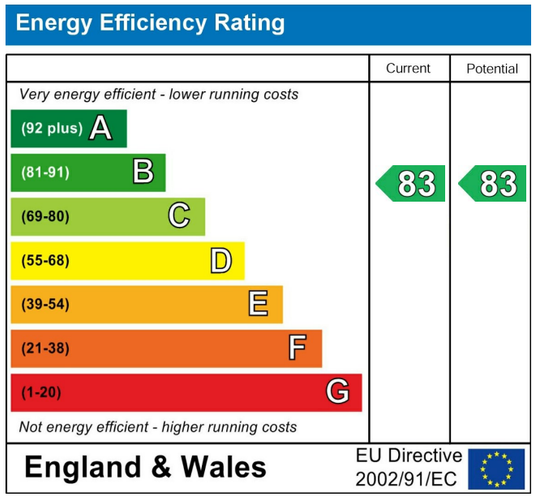
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







17 Horsley Place

High Street, Cranbrook, TN17 3DH

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 17 Horsley Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £275,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Spacious One Bedroom apartment
- Triple aspect P-shaped lounge dining room
- Modern fitted kitchen
- Double bedroom with walk-in wardrobe
- Contemporary shower room
- Beautiful Landscaped Gardens
- Social Home Owners Lounge
- Guest Suite for visiting family & friends
- 24-hour emergency system
- House Manager on-site

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

17 Horsley Place, Cranbrook

1 | 1 | Asking price £275,000

Development Overview
Horsley Place was constructed by McCarthy and Stone in 2015 and is purpose built for Retirement Living. The development offers excellent communal facilities to include a lift to all floors and a mobility scooter store with charging points. There is a Homeowners' lounge where social events take place, and if your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (fees apply and subject to availability).

The development has a dedicated House Manager on site on weekday mornings to take care of things and make you feel at home, and the camera door entry system ensures peace of mind. You can rest easy in the knowledge that help is on hand with a 24 hour emergency call system provided by a personal pendant with a call point in the shower rooms and hallways.

There's no need to worry about the burden of maintenance as the service charge covers all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security systems, and the energy costs of the communal areas as well as the underfloor heating in the apartment.

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Local Area
Horsley Place is conveniently situated within easy walking distance of the town centre and local super market. Cranbrook, is one of the most picturesque small towns in the High Weald Area of outstanding Natural Beauty. It has an interesting and attractive range of shops, cafes, restaurants and boutiques.

Overlooking the town are the fine 14th century sandstone church and the 19th century windmill. There are regular local bus services, a local train station (at Staplehurst) with links to London the coast and the M25.

Apartment Overview
A bright, unique and exceptionally spacious living/dining room benefits from windows to three elevations, with a south westerly facing aspect, creating a light and airy living space. A partially glazed door leads through to the separate kitchen, making it ideal for both everyday living and entertaining.

The modern kitchen is fitted with a range of contemporary gloss-finish wall and base units complemented by coordinating work surfaces. Integrated appliances provide convenience, while the thoughtfully designed layout offers both style and practicality.

The generously sized double bedroom is beautifully presented and features a walk-in wardrobe, providing excellent storage space.

Completing the accommodation is a contemporary wet-room style shower room, extensively tiled and fitted with a level-access shower, WC and vanity unit, offering both comfort and ease of use.

Service Charge (breakdown)
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas and underfloor heating throughout the apartment.
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Annual Service Charge is £4,423.08 for the financial year ending 30/09/2027,

The Service Charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Lease Information
Lease: 125 years from 1st Jan 2015
Ground rent: £425 per annum
Ground rent review: 1st Jan 2030

Car Parking
Parking is by allocated space. The fee is £250 per annum. Permits are available on a first come, first served basis, speaking to your Property Consultant or House Manager for more information.

Moving Made Easy & Additional Information
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Social Lifestyle
The Communal Lounge is at the heart of the community at Horsley Place and is where the majority of social gatherings take place. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
One of the main social hubs of Horsley Place is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner













