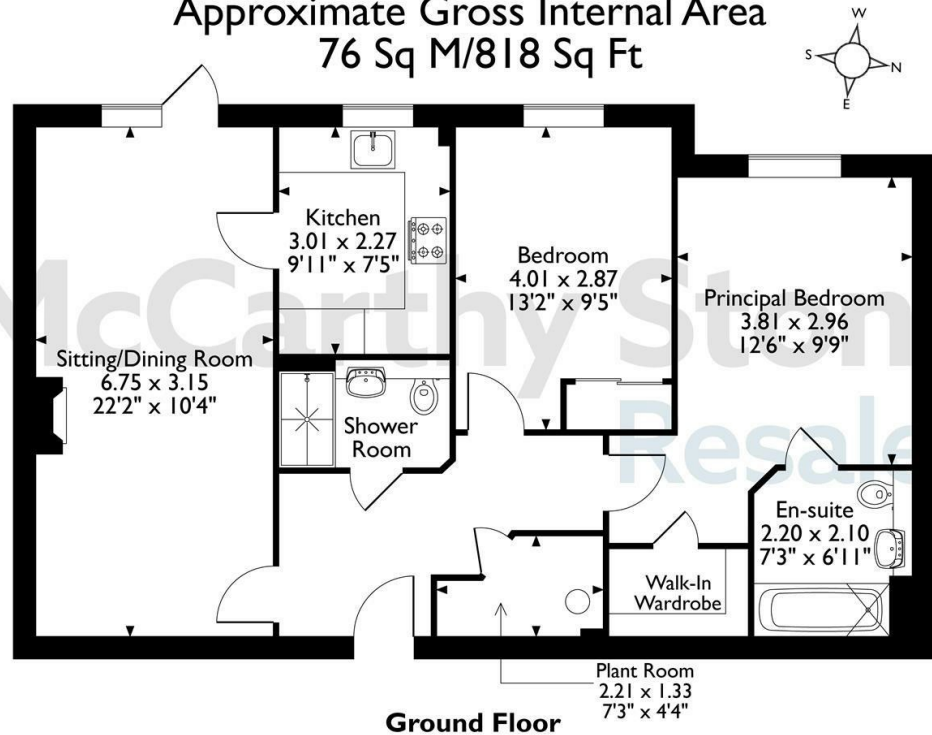


4, Horsley Place, Cranbrook, Kent
Approximate Gross Internal Area
76 Sq M/818 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: D



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

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4 Horsley Place

High Street, Cranbrook, TN17 3DH



Asking price £395,000 Leasehold

A fantastic TWO BEDROOM, TWO BATHROOM retirement apartment situated on the GROUND FLOOR of Horsley Place, a McCarthy Stone Retirement Living development. The apartment boasts SPACIOUS ACCOMMODATION, to include a superb LIVING ROOM with door leading directly out to a SOUTH WESTERLY FACING PATIO AREA.

The fantastic COMMUNAL FACILITIES include; a HOMEOWNERS LOUNGE where social events take place, LIFT ACCESS TO ALL FLOORS, a House Manager on site during office hours & 24 hour Carline System for PEACE-OF-MIND, a wonderful GUEST SUITE for visiting family and friends, LANDSCAPED COMMUNAL GARDENS, and more!

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Horsley Place, High Street, Cranbrook, Kent, TN17 3DH

2 Bed | £395,000

Summary

Horsley Place was constructed by McCarthy and Stone in 2015 and is purpose built for Retirement Living.

The development has a dedicated House Manager on site during working hours to take care of things and make you feel at home.

There's no need to worry about the burden of maintenance as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. The energy costs of the homeowners lounge and other communal areas are also covered.

The Homeowners' lounge provides a great space to socialise with friends and family 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).

For your peace of mind the development has camera door entry and 24-hour emergency call system, and lift access to all floors.

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 supermarket. 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.

Entrance Hallway

Front door with spy hole leads to the large entrance hall, where the 24-hour emergency response pull cord system is situated. From the hallway there is a door to a useful walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord. All other doors lead to the two bedrooms, living room and shower room.

Living Room

A well-proportioned lounge dining room boasting UPVC door with windows to the side which allow natural light to flood in, and leads out to the fantastic South Westerly facing patio area and the

communal grounds beyond. A modern feature fireplace makes an attractive focal point in the room. TV and telephone points, Sky/Sky+ connection point, two ceiling lights, and raised electric power sockets. Partially glazed door leads into a separate kitchen.

Kitchen

Fully fitted kitchen with a range of modern wall and base units with complimentary work surfaces over. The stainless steel sink with lever tap and drainer unit sits below the electronically operated window. Built-in appliances include; washing machine/tumble dryer, oven, ceramic hob, extractor hood and integrated fridge/freezer. Under pelmet and floor plinth lighting, and tiling to floor and splash backs.

Bedroom One

Double bedroom boasting a walk-in closet housing rails and shelving. Ceiling lights, TV and phone point. Door to en-suite bathroom.

En-Suite Bathroom

Extensively tiled and fitted with contemporary suite, comprising of; panel enclosed bath with mixer taps and wall mounted shower attachment, glass screen and grab rails. WC, vanity unit with wash basin, illuminated mirror with shaver point above. Electric chrome ladder style towel heater. Under floor heating and extractor fan.

Bedroom Two

A second double bedroom with built in sliding door wardrobe. This spacious room could alternatively be used as a second reception room, study or hobby room. Ceiling lights, TV and phone point.

Shower Room

Extensively tiled and fitted with modern suite, comprising of; level access shower and glass screen, low level WC, vanity unit with wash basin and hands free light and mirror above. Shaving point, electric heater and extractor fan. Emergency pull cord.

Service Charge (breakdown)

- Cleaning of communal windows
- Underfloor heating in the apartments
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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 £6,261.64 for the financial year ending 30/09/2026.

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Lease Information

Lease: Length: 125 years from 1st Jan 2015

Ground rent: £495 per annum

Ground rent review: 1st Jan 2030

Car Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Additional Information & Services

- Ultrafast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

** Entitlements Service** Check out benefits you may be entitled to.

** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

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

