





8 Rothermere Close,  
Cranbrook, TN17 4DW

Guide Price £200,000 - £210,000



GUIDE PRICE £200,000 - £210,000 - NO ONWARD CHAIN.

A spacious and well-presented first floor apartment with two double bedrooms, bright sitting/dining room and study, located within walking distance to amenities in the historic village of Benenden and within the Cranbrook School Catchment area.

The entrance hall provides access to an L-shaped sitting/dining room which benefits from double aspect windows and leads to the kitchen fitted with a range of shaker style wall and base units with integrated undercounter oven and electric hob with extractor above and space for washing machine.

The hall also leads to two double bedrooms, a useful study, and the bathroom with suite comprising of bath with glass screen and shower above, basin with vanity storage beneath and WC.

There is a communal garden and on street parking.

The picturesque village of Benenden enjoys good local facilities including a general store with post office, butcher, church, award winning public house and an abundance of countryside walks; further amenities may be found in either nearby Cranbrook (about 2 miles) or Tenterden (about 6 miles), with a wide range of shops, restaurants and leisure/sport facilities available.

For education, there is a good selection of both private and state schools in the area, with the property benefitting from being within the much sought after Cranbrook School catchment area.

Tenure – Leasehold – 101 years remaining

Service Charge - £100.43 per month

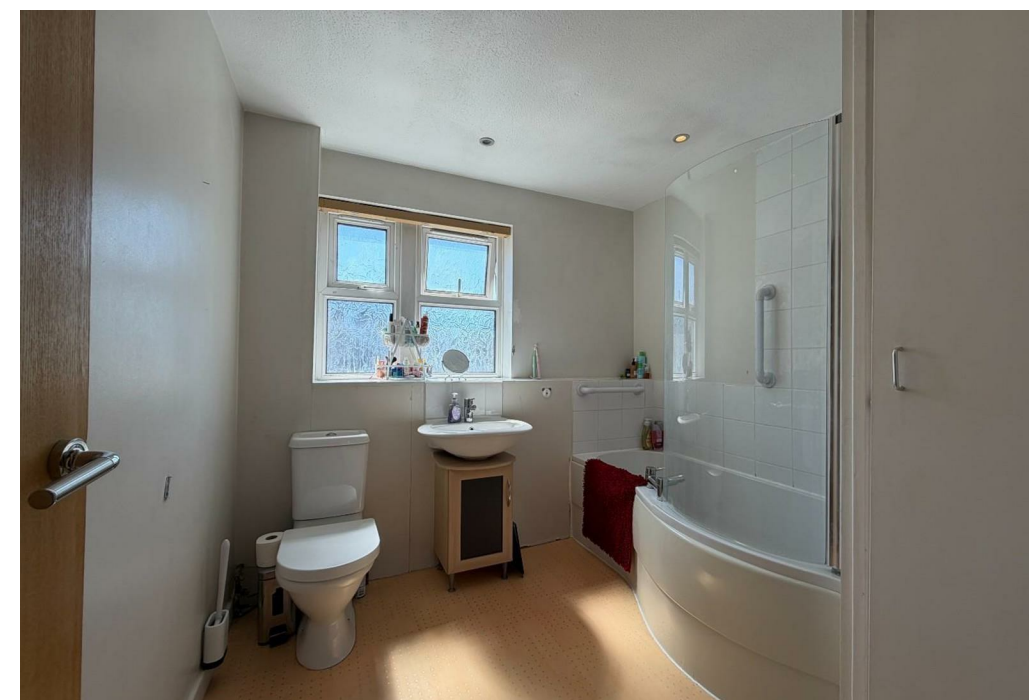
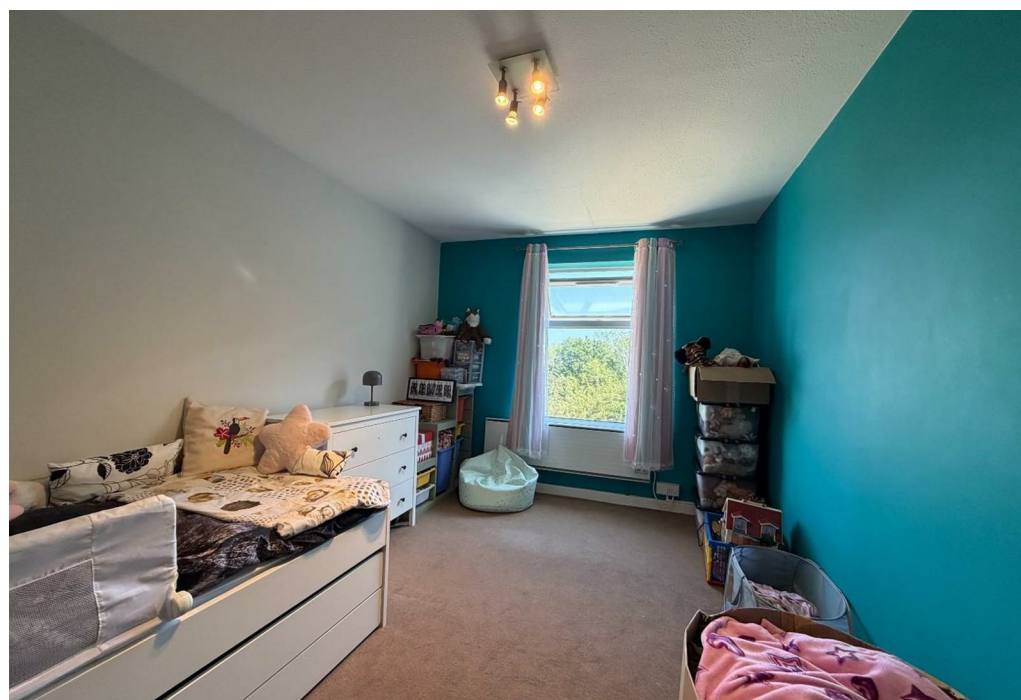
Ground Rent - £10 per annum

Services – Mains Water, Sewerage and Electricity

Broadband – Average Broadband Speed 16mb – 1000mb

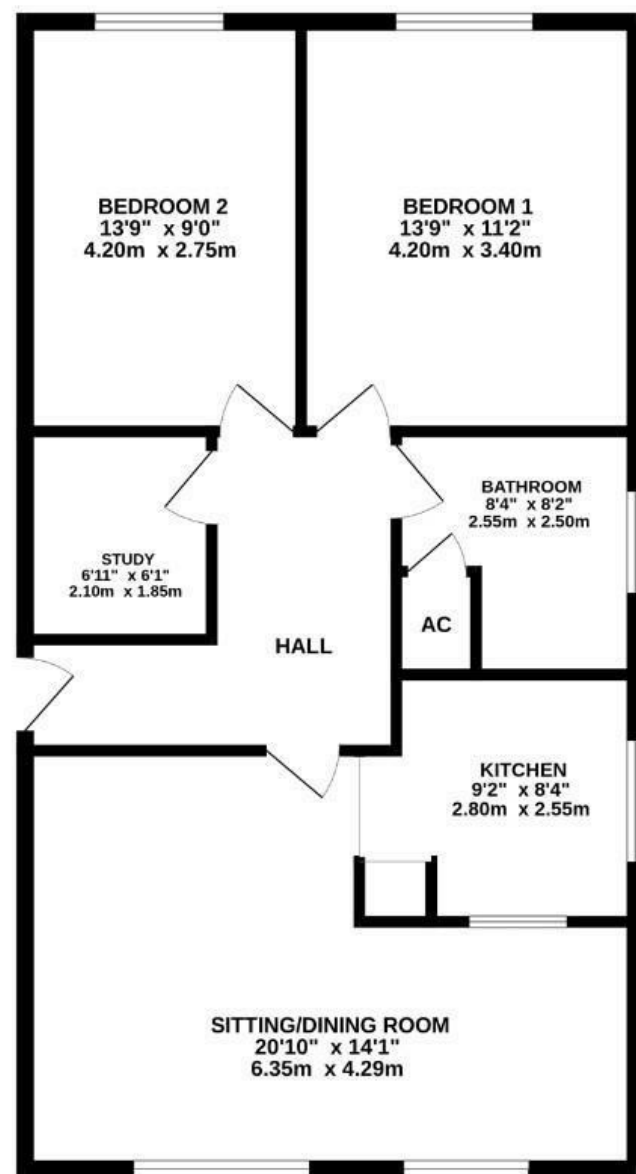
Mobile Phone Coverage – Okay – Good

Flood Risk – Very Low





1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Tenure: Leasehold  
Council Tax Band: C

- FIRST FLOOR APARTMENT
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- SITTING/DINING ROOM AND STUDY
- COMMUNAL GARDEN
- POPULAR VILLAGE LOCATION
- CRANBROOK SCHOOL CATCHMENT AREA
- COUNCIL TAX BAND C – EPC RATING 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 |         |                         |
|                                             | 55      |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
|                                                                 |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.