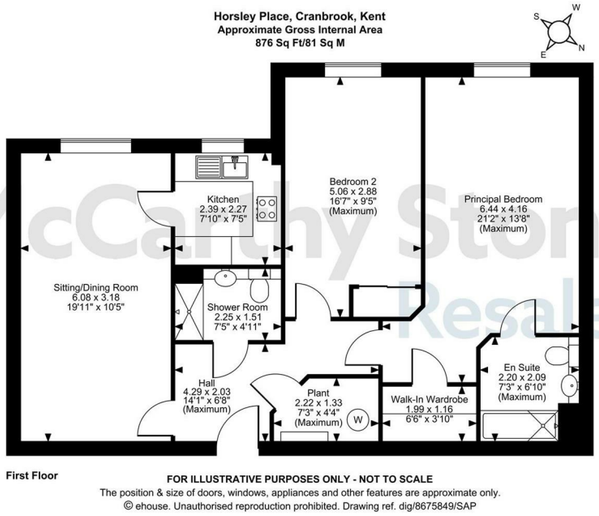
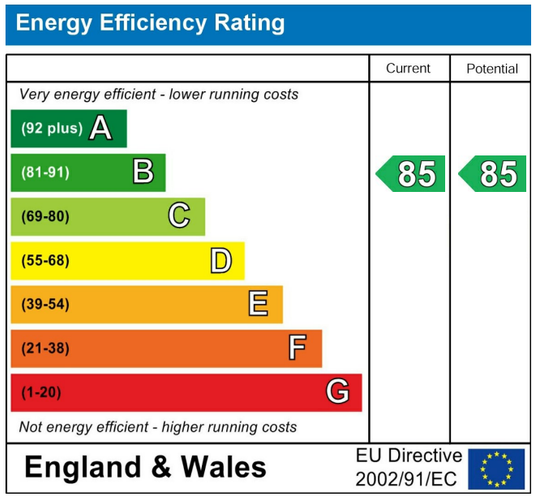
Excellent

Trustpilot

McCarthy & Stone
Resales.







This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







16 Horsley Place

High Street, Cranbrook, TN17 3DH

2 2 Council Tax Band: D

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 16 Horsley Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £325,000
Leasehold

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

Why you'll love living here:

- Bright & spacious two bedroom apartment
- Two double bedrooms with master ensuite
- Additional contemporary shower room
- Beautifully landscaped gardens
- Social Home Owners Lounge
- Guest suite for visiting family & friends
- Friendly & welcoming community
- Convenient for local amenities
- Emergency call system
- Video entry system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

16 Horsley Place, Cranbrook

2 | 2 | Asking price £325,000

Development Overview
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.

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

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).

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.

Apartment Overview
This spacious and beautifully presented two double-bedroom apartment has been newly carpeted throughout and offers generous, flexible accommodation in turnkey condition. The bright and welcoming living room enjoys a pleasant south-westerly aspect, providing ample space for both relaxing and dining, while a separate contemporary kitchen is thoughtfully designed with a range of integrated appliances and modern fitted units.

The principal bedroom benefits from a superb walk-in wardrobe, offering excellent storage, together with a stylish en-suite bathroom featuring both a bath and shower attachment. A second double bedroom provides versatile accommodation and could equally be used as a study, hobby room or additional reception room.

Further enhancing the apartment is a stylish shower room and a large storage cupboard in the hallway, perfect for keeping everyday essentials neatly tucked away, creating a practical and comfortable home ideally suited to modern retirement living.

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

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.

Lease Information
Lease: 125 years from 1st Jan 2015
Ground rent: £495 per annum
Ground rent review: 1st Jan 2030

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 £6,634.62 for the financial year ending 30/09/2027.

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.

Additional Information & Services
- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy
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 speak with our Property Consultant today.













