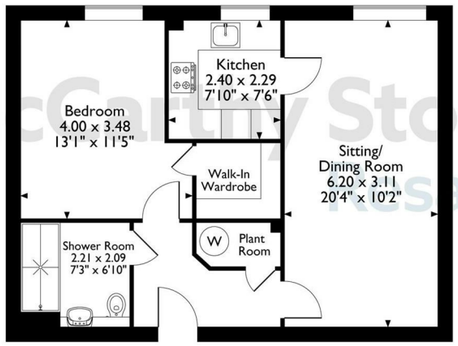
Excellent

Trustpilot

McCarthy & Stone
Resales.

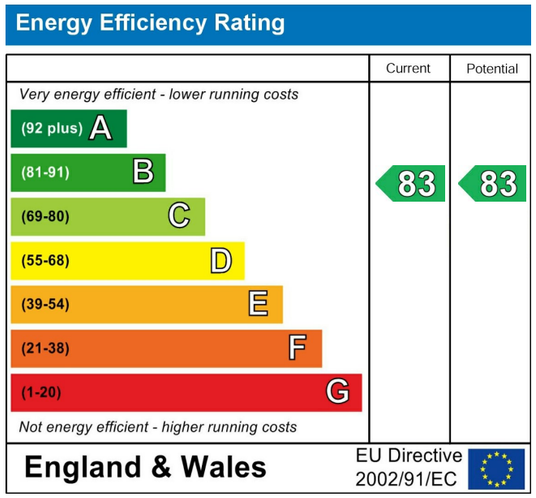
8, Horsley Place, Cranbrook, Kent
Approximate Gross Internal Area
52 Sq M/560 Sq Ft




First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman










## 8 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 8 Horsley Place could be the ideal place for you. Contact our team to arrange an appointment to view.

## Asking price £285,000
## Leasehold

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

### Why you'll love living here:

- A second floor retirement apartment
- Double bedroom with walk-in wardrobe
- Contemporary shower room
- Well presented throughout
- House Manager on-site during office hours
- Lovely Landscaped Gardens
- Communal Lounge where social events take place
- Guest Suite for visiting family & friends
- 24-hour emergency careline
- Video entry system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

# 8 Horsley Place, Cranbrook

1 | 1 | Asking price £285,000

## 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.

## Entrance Hallway
Front door with spy hole leads to the entrance hall, where the 24 hour emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a useful walk-in storage and airing cupboard. All other doors lead to the bedroom, living room and shower room.

## Living Room
A light and spacious living area with ample room for dining and comfortable seating. Electric fireplace with surround provides an attractive focal point to the room. Two ceiling light points, power points, TV & telephone points, partially glazed door leads onto a separate kitchen.

## Kitchen
Modern style kitchen with a range of high gloss effect wall and base units and complimentary wooden style laminate work surfaces over. Stainless steel sink with chrome mixer tap sits below the electronically operated window. There is an integrated fridge/freezer, four ring electric hob with extractor hood over and waist height electric oven for minimal bend. Tiling to floor and splash backs, contemporary ceiling lights and under pelmet lighting.

## Bedroom
A spacious double bedroom, neutrally decorated and carpeted throughout boasting a walk-in wardrobe, housing shelving and hanging rails. Double glazed window, ceiling light point, raised sockets, TV and telephone point.

## Shower Room
An extensively tiled modern shower room with walk in level access shower, glass screen and chrome wall mounted grab rails, WC, vanity unit with wash basin and illuminated mirror with shaver point above. Electric chrome ladder style towel heater, under floor heating, extractor fan and emergency pull cord.

## Car Parking
Parking is by allocated space, The fee is £250 per annum, Permits are available on a first come, first served basis.

## 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.

Check out benefits you may be entitled to.
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

## 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



















