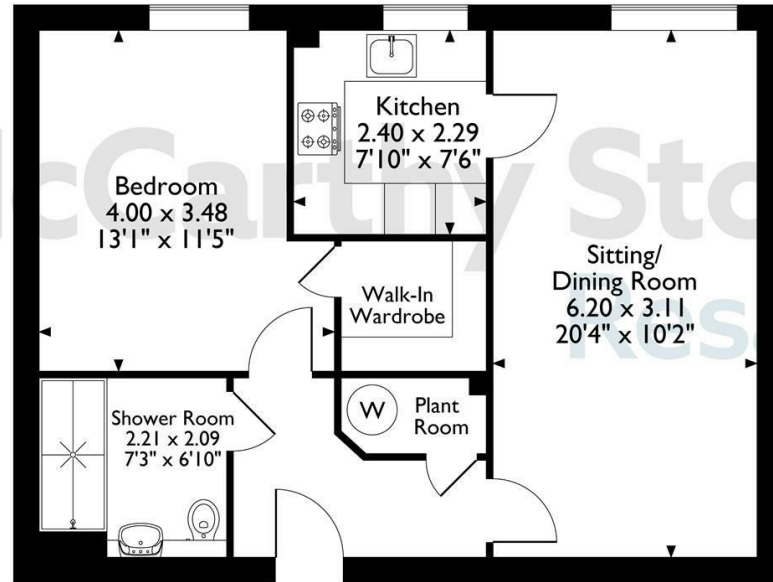
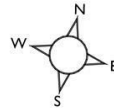


8, Horsley Place, Cranbrook, Kent  
Approximate Gross Internal Area  
52 Sq M/560 Sq Ft



**First Floor**

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**8 Horsley Place**

High Street, Cranbrook, TN17 3DH



**Asking price £285,000 Leasehold**

A light and spacious ONE BEDROOM apartment situated on the FIRST FLOOR with LIFT access. This apartment boasts a modern kitchen with INTEGRATED appliances, fully fitted shower room, spacious living area and store room. Horsley Place, a McCarthy Stone retirement development is nestled in Cranbrook and features landscaped gardens as well as Communal lounge where SOCIAL events take place.

\*Entitlements Advice and Part Exchange available\*

**Call us on 0345 556 4104 to find out more.**

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. Please contact the Property Consultant for further information that 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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.



# Horsley Place, High Street, Cranbrook

1 bed | £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 £4,174.42 for the financial year ending 30/09/2026.

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

