HARPERS AND HURLINGHAM

2 Bedroom Flat | Flat 2, Cranbrook, TN17 3HF | **Offers in Excess of £235,000**



- Attractive Second Floor Flat
- Town Centre Location
- Recently Renovated
- Open-Plan Kitchen/Dining/Sitting Room
- Principal Bedroom
- Further Bedroom
- Family Bathroom
- Cranbrook School Catchment Area

CRANBROOK

One of two recently renovated apartments in the centre of the Wealden Town of Cranbrook.

This attractive second floor apartment provides comfortable, light filled accommodation consisting of an open-plan kitchen/dining/sitting room, a principal bedroom with sash windows and views across to the windmill, a further bedroom and a family bathroom with shower over the bath.

The apartment enjoys a prime position in the heart of Cranbrook, within easy walking distance of the town's excellent range of amenities and conveniently located for access to the mainline railway station at Staplehurst, providing services to London.

Tunbridge Wells Borough Council - Council Tax Band tbc
EPC Rating: D.

Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone



church and the 19th century windmill. Cranbrook offers a wide variety of sports and social activities.

The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, St Ronans and Dulwich School.

The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.

SERVICES:
Mains electricity, water and drainage
Electric storage heaters
Please note that the fixtures and fittings are not necessarily included in the sale.











TOTAL APPROXIMATE INTERNAL FLOOR AREA 700.7SQ.FT. (65.1SQ.FT.)
(no guarantee is given to the square footage of the property; the figure shown is for initial guidance only)
(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included in the sale)
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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Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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