Lambert & Foster

EST 1900



27 HORSLEY PLACE

CRANBROOK | KENT | TN17 3DH

A very well appointed McCarthy and Stone second (top) floor 872 sq ft two double bedroom retirement apartment with private communal gardens, providing independent living for persons aged 60 years and over, all occupying a prominent high street location within the favoured market town of Cranbrook.
No onward chain.

Guide Price £275,000

LEASEHOLD









27 HORSLEY PLACE

CRANBROOK, KENT, TN17 3DH

27 Horsley Place is a second floor McCarthy and Stone retirement apartment designed for independent living for persons aged 60 years and over. The building comprises 25 apartments built in circa 2015. Features include a 24 hour state-of-the-art security system and emergency call system providing ‘peace of mind’ together with a dedicated concierge approximately five mornings a week, a communal club lounge where various events and functions are held throughout the year, mobility scooter garaging, outside seating areas and private overnight accommodation available for visiting guests.

From the communal hallway, a private front door opens into an entrance hall with oak veneer doors leading off to a fitted and tiled shower room with wall mounted mirrored cabinet. The circa 20’ sitting/ dining room affording good natural light overlooks the gardens. The kitchen is fitted and includes the following integral appliances; Hotpoint electric waist height oven, hob, fridge/freezer and washer/dryer. Accessed from the hall is the main bedroom, a 20’ double room with walk in wardrobe and an en suite fitted shower room including wall mounted mirrored cabinet. Bedroom two is also a double room. The spacious hallway has a walk-in cloakroom/storage cupboard.

Outside, there is access to a communal terrace with seating areas. Parking is set to the rear of the building and is available to rent subject to availability.









- **TOP FLOOR APARTMENT**
- **TWO DOUBLE BEDROOMS**
- **20' MAIN BEDROOM WITH EN-SUITE**
- **SPACIOUS SITTING/DINING ROOM**
- **FITTED KITCHEN**
- **COMMUNAL GARDENS**
- **24 HR SECURITY SYSTEM**
- **COMMUNAL CLUB LOUNGE**
- **DEDICATED CONCIERGE**
- **CHAIN FREE**

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: flashing.courtyard.seemingly

TENURE: Leasehold - 125 years from 01.01.15. Ground rent approx. £495 per annum (tbc). Outgoings, the management of Horsley Place is entrusted to McCarthy and Stone Management services Ltd. The service charge is payable by the apartment owners to cover renumeration of the house manager, emergency call monitoring, buildings insurance, communal heating and lighting, underfloor heating to the individual apartments, window cleaning, cleaning of communal areas, collective water and sewerage, gardening of communal grounds, lift service contract, repairs and maintenance to the exterior and communal interior of the building, contributions to the estate management fee and contingency fund. The service charge for Apartment 27 is currently in the order of £6,219.74 per annum.

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band C **EPC:** B

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Communal electric underfloor heating

BROADBAND & MOBILE COVERAGE:
(Visit https://checker.ofcom.org.uk/en-gb/broadband-coverage or enquire with the office for more information).

FLOORPLANS

www.lambertandfoster.co.uk

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

27 Horsley Place, Cranbrook, TN17 3DH

Approximate Area = 872 sq ft / 81 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1260791

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In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

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Wadhurst, East Sussex TN5 6AA

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Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

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Cranbrook, Kent TN17 3DN

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