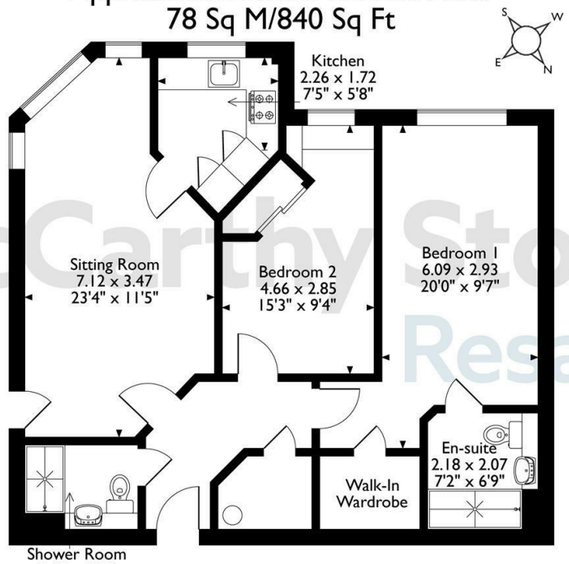
McCarthy Stone
Resales

2, Horsley Place, Cranbrook, Kent
Approximate Gross Internal Area
78 Sq M/840 Sq Ft

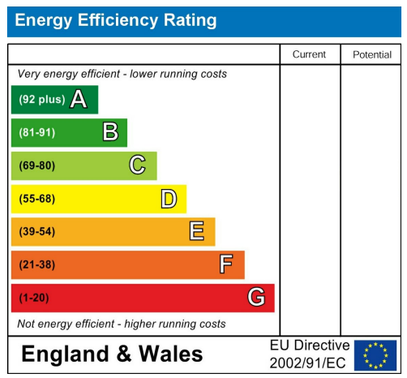


Ground Floor

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





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. 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.

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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

2 Horsley Place

High Street, Cranbrook, TN17 3DH







Asking price £395,000 Leasehold

A fantastic TWO BEDROOM, TWO SHOWER ROOM retirement apartment benefitting from a CORNER POSITION and being situated on the GROUND FLOOR of Horsley Place, a McCarthy Stone Retirement Living development. The apartment boasts SPACIOUS ACCOMMODATION, to include a superb LIVING ROOM with door leading directly out to a SOUTH WESTERLY FACING PATIO AREA.

The fantastic COMMUNAL FACILITIES include; a HOMEOWNERS LOUNGE where social events take place, LIFT ACCESS TO ALL FLOORS, a House Manager on site during office hours & 24 hour Careline System for PEACE-OF-MIND, a wonderful GUEST SUITE for visiting family and friends, LANDSCAPED COMMUNAL GARDENS, and more!

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Horsley Place, High Street, Cranbrook, Kent, TN17 3DH

2 Bed | £395,000

Summary
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.

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).

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

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.

Entrance Hallway
Front door with spy hole leads to the large entrance hall, where the 24-hour emergency response pull cord system is situated. From the hallway there is a door to a useful walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord. All other doors lead to the two bedrooms, living room and shower room.

Living Room
A well-proportioned lounge dining room boasting unique feature dual aspect windows, making the space bright and airy, as well as a UPVC door which leads out to the fantastic South Westerly facing patio area and the communal grounds beyond. TV and telephone points, Sky/Sky+ connection point, two ceiling lights, and raised electric power sockets. Partially glazed door leads into a separate kitchen.

Kitchen
Modern style kitchen with gloss effect wall and base units and complimentary roll top work surfaces over. Stainless steel sink with chrome mixer tap sits below the electronically operated window. There is an integrated fridge/freezer, and fitted electric ceramic hob with extractor over. Tiling to floor and splash backs, contemporary ceiling lights and under pelmet lighting.

Bedroom One
A spacious double bedroom with walk-in wardrobe, housing shelving and hanging rails. Window, ceiling light, TV and phone point, fitted carpets and door to en-suite shower room.

En-Suite Shower Room
Extensively tiled and fitted with contemporary suite, comprising of; walk-in shower with glass screen and grab rails, WC and vanity unit with wash basin and mirror above. Electric chrome ladder style towel heater. Under floor heating and extractor fan.

Bedroom Two
A second double bedroom with built in sliding door wardrobe. This spacious room could alternatively be used as a second reception room, study or hobby room. Ceiling lights, TV and phone point.

Shower Room
Extensively tiled and fitted with modern suite, comprising of; level access shower and glass screen, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan. Emergency pull cord.

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.

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

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.

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

** Entitlements Service** Check out benefits you may be entitled to.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT













