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 **KMJProperty**
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17 Cranwell Road, Rusthall

Offers Over £235,000

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Set within a modern purpose-built development in the popular village of Rusthall, this well-presented two bedroom apartment offers bright, contemporary accommodation and would make an excellent first-time purchase, investment or convenient low-maintenance home.

Situated on the second floor and served by a lift, the apartment opens into a welcoming entrance hallway which provides access to each of the rooms.

The heart of the home is the impressive open plan kitchen, dining and living space. Generously proportioned and filled with natural light, there is plenty of room for both dining and relaxing, making it a wonderfully sociable everyday living area.

The modern fitted kitchen offers a good range of wall and base units together with ample worktop space, a built-in oven and hob, while its open arrangement allows it to flow naturally into the dining and sitting areas.

There are two well-proportioned bedrooms, with the principal bedroom providing plenty of space for bedroom furniture and benefiting from excellent natural light.

The bathroom is finished in a modern neutral style and comprises a bath with shower over, wash hand basin and toilet, complemented by contemporary tiling.

Externally, the property benefits from an allocated parking space, while the building itself is serviced by a lift for ease of access. There is also a spacious communal garden for all residents to enjoy as well as a useful bike shelter.

Tenure: Leasehold
Lease: 113 years remaining

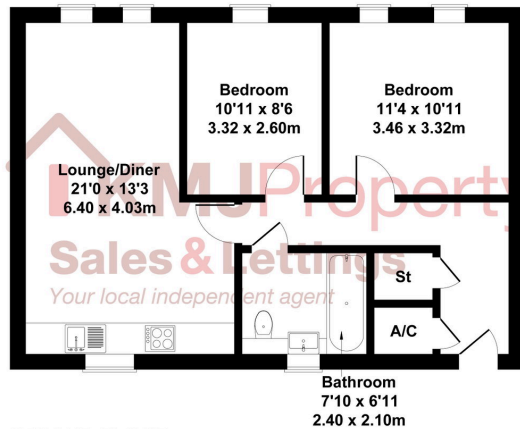
Ground Rent: £200pa

Maintenance/Service Charge £2719.70pa



17 Cranwell Road, Rusthall, Tunbridge Wells, TN4 8FE

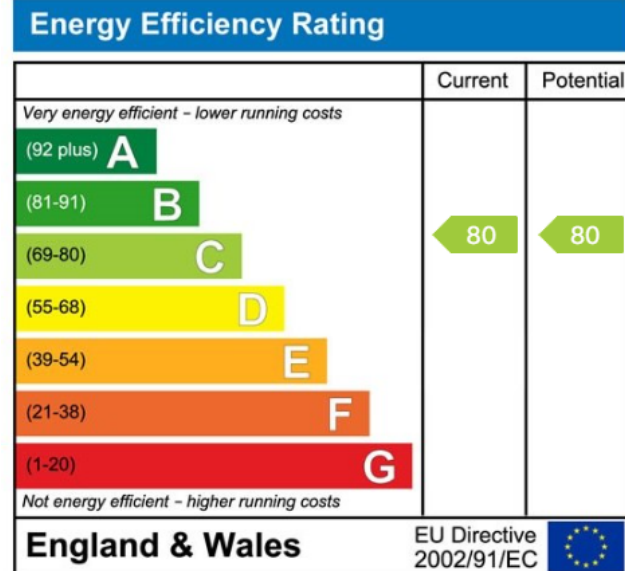
Approximate Gross Internal Area
646 sq ft - 60 sq m



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

- Modern Second Floor Apartment
- Bright Open Plan Living/ Dining/Kitchen
- Modern Bathroom with Shower Over Bath
- Lift Serving the Building
- EPC C
- Two Well-Proportioned Bedrooms
- Contemporary Fitted Kitchen
- Allocated Parking Space & Ample unrestricted on Street Parking
- Communal Garden
- Council Tax C



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

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BRITISH
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2022

★★★★★

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