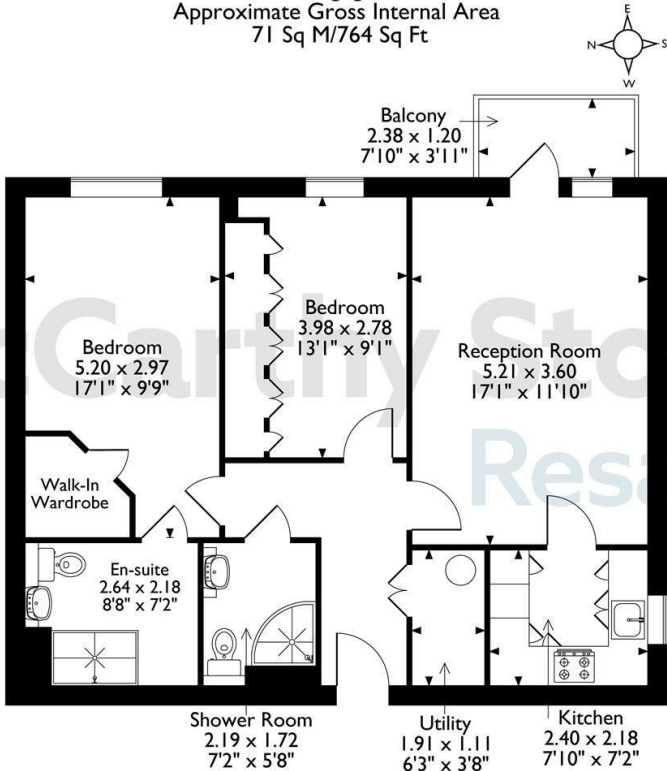


Weavers House, Flat 10, Highgate Hill, Cranbrook, Kent  
Approximate Gross Internal Area  
71 Sq M/764 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8656827/DST.

Council Tax Band: D



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

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.



## 10 Weavers House

Highgate Hill, Hawkhurst, TN18 4FH



### Asking price £515,000 Leasehold

An immaculate TWO double bedroom apartment situated on the GROUND FLOOR. This apartment boasts a patio area which can be accessed via a patio door from the living room, a modern kitchen with INTEGRATED appliances, two shower rooms and a living room with ample room for dining. Weavers House, a McCarthy Stone retirement living development is nestled in Hawkhurst and features landscaped communal gardens as well as a homeowner's lounge where SOCIAL events take place.

\*Entitlements Advice and Part Exchange available\*

Call us on 0345 556 4104 to find out more.

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



# Highgate Hill, Hawkhurst

### Weavers House

Situated less than half a mile from the varied shops, cafes and amenities of Hawkhurst High Street, this Retirement Living development is ideal for those looking to settle down and make the most of their free time. The development is in a prominent position along Highgate Hill and boasts a generous sized, south facing, communal garden and plenty of space for landscaping - perfect for those who want to downsize without compromising on a garden.

Easy independent living for the over 60s

All our retirement property for sale in Hawkhurst is cleverly designed with smart yet stylish features, like easy turn taps, to make life easier now and in the future. Low maintenance, warm and elegant, with the latest security and safety features built in, most of our homeowners enjoy cheaper bills too.

Many of these retirement apartments have either private patios or balconies. All offer access to attractive communal spaces including the fabulous lounge with Wi-Fi and a state-of-the-art audio and video system plus a gorgeous garden area with seating. You're looked after by the friendly on-site manager and these shared spaces are filled with (entirely optional) events, parties and clubs.

What's more, you can book the hotel-style guest suite to effortlessly host visitors in style—you can also holiday in our network of guest suites! Parking is available and well-behaved pets are welcome too.

### Local Area

Hawkhurst is a charming Wealden village based in the peaceful borough of Tunbridge Wells, Kent. It has a rich and varied history and plenty to do for an active retirement in a quiet setting.

Local retirees enjoy:

An abundance of amenities including a historic cinema, squash and tennis clubs and a lovely lawn bowls club, plenty of cafes, bars, and restaurants and an eclectic shopping area.  
A strong community with numerous clubs, including gardening, art classes, historical societies and an active University of the Third Age group.  
Easy access to natural beauty, sitting between the North and South Downs and rolling farmland, as well as close proximity to the Kent coast and all the attractions of London.

### Living Room & Balcony

A spacious living area with ample room for dining and comfortable

seating. This room provides direct access via a double glazed patio door onto a walk out balcony. Raised power sockets, TV and phone points for convenience. Two ceiling light points and door leading onto a separate kitchen.

### Kitchen

A modern kitchen with a range of wall and base units finished in a sleek high gloss with copper style handles and complimentary grey worksurfaces over. Integrated appliances to include, fridge/freezer, single waist height electric oven (for minimal bend) and microwave above, four ring electric hob and stainless steel extractor hood over. Composite sink with chrome mono level mixer tap which is seated below the double glazed window. Laminate flooring throughout, under cabinet lighting and ceiling spotlights.

### Master Bedroom

A generously sized master bedroom, neutrally decorated and carpeted throughout. This room boasts a walk in wardrobe with hanging rails and shelving for ample storage as well as an En-suite. Ceiling light point, raised power sockets for convenience and double glazed window overlooking the communal gardens.

### En-suite

A modern fully fitted suite comprising; low level walk in shower cubicle with chrome wall mounted grab rails and thermostatically controlled shower. Low level WC, basin with chrome mixer tap and mirror above. Wall cabinetry to rear wall for additional bathroom storage finished in white high gloss.

### Bedroom Two

A generously sized double bedroom, neutrally decorated and carpeted throughout. This room boasts a built in wardrobe to the side wall, providing excellent drawers and hanging rails for storage. Ceiling light point, raised power sockets and double glazed window overlooking the gardens.

### Shower Room

A fully fitted suite comprising; low level walk in shower with glass screen and chrome wall mounted grab rails, low level WC, basin seated on a high gloss vanity unit with mirror above. Tiled flooring throughout.

### Leasehold

Lease: 999 years from 01/01/2022

Ground rent: £0

### Service Charge

• On-site staffing between the hours of 8:30 and 14:30 Monday - Friday

## 2 Bed | £515,000

- Cleaning of communal windows
- 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 service charge does not cover external costs such as your council tax, electricity or TV licence. Please contact the estate manager or property consultant to find out more about the service charges.

Service Charge: £5,036.29 per annum for financial year ending 28/02/2026

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

### 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 that can assist with service charges or living costs.
- 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

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

