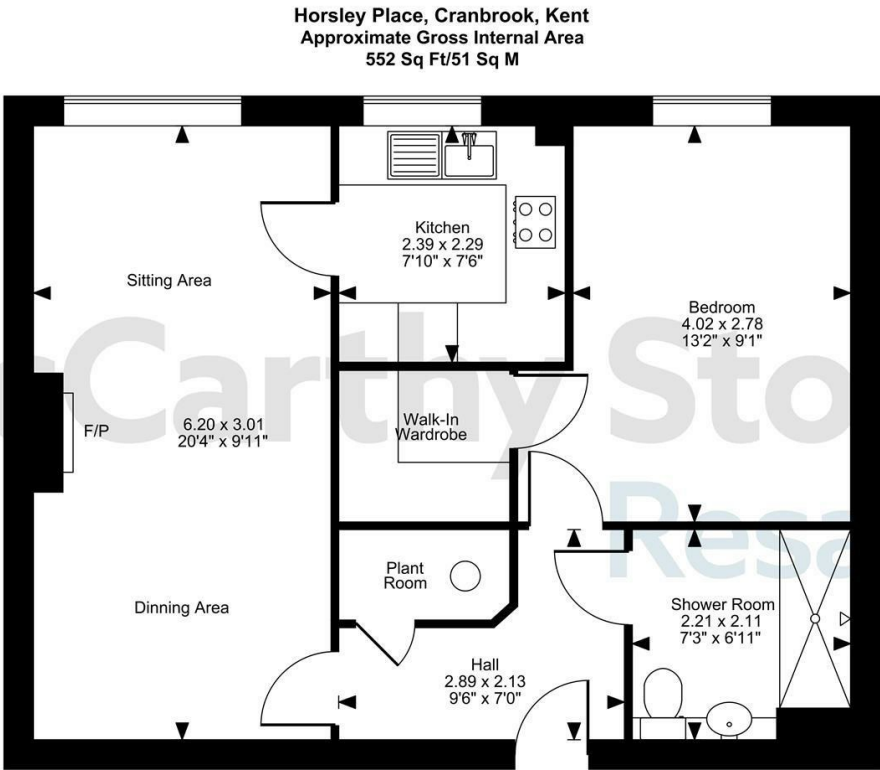


21 Horsley Place

High Street, Cranbrook, TN17 3DH



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	



Asking price £279,995 Leasehold

A VERY WELL PRESENTED apartment situated on the SECOND FLOOR of the popular McCarthy Stone Retirement Living development, Horsley Place. The apartment boasts a spacious LIVING ROOM, ONE DOUBLE BEDROOM with walk-in wardrobe, a MODERN FITTED KITCHEN and CONTEMPORARY SHOWER ROOM.

Call us on 0345 556 4104 to find out more.

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

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# Horsley Place, High Street, Cranbrook

## Development Overview

Horsley Place was constructed by McCarthy and Stone in 2015 and is purpose built for Retirement Living. The development offers excellent communal facilities to include a lift to all floors and a mobility scooter store with charging points. There is a Homeowners' lounge where social events take place, 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).

The development has a dedicated House Manager on site on weekday mornings to take care of things and make you feel at home, and the camera door entry system ensures peace of mind. You can rest easy in the knowledge that help is on hand with a 24 hour emergency call system provided by a personal pendant with a call point in the shower rooms and hallways.

There's no need to worry about the burden of maintenance as the service charge covers all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security systems, and the energy costs of the communal areas as well as the underfloor heating in the apartment.

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 super market. 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 entrance hall, where the 24 hour emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a useful walk-in storage and airing cupboard. All other doors lead to the bedroom, living room and shower room.

## Living Room

A well presented living/dining room boasting a feature electric fireplace which makes a wonderful focal point in the room. Two ceiling light points, power points, TV & telephone points, partially glazed door leads onto 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, washer dryer, and fitted electric ceramic hob with extractor over. Tiling to floor and splash backs, contemporary ceiling lights and under pelmet lighting.

## Bedroom

A spacious double bedroom with walk-in wardrobe, housing shelving and hanging rails. Window, ceiling light, TV & phone point and fitted carpets.

## Shower Room

Extensively tiled wet room style shower room with walk in level access shower, glass screen and grab rails, WC, vanity unit with wash basin and illuminated mirror with



# 1 bed | £279,995

shaver point above. Electric chrome ladder style towel heater, under floor heating, extractor fan and emergency pull cord.

## Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas and underfloor heating throughout the apartment.
- 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

Service charge of £4,146.49 per year (until financial year ending 30/09/2025).

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

## Lease Information

Lease Length: 125 years from 2015  
Ground Rent: £425 p.a.  
Ground rent review: Jan-30

## Car Parking

Parking is by allocated space, The fee is £250 per annum, Permits are available on a first come, first served basis.

## Additional Information & Services

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

