



McCarthy & Stone
RESALES



21 Horsley Place High Street, Cranbrook, TN17 3DH
Asking price £275,000 LEASEHOLD

For further details
please call 0345 556 4104

21 Horsley Place High Street, Cranbrook, TN17 3DH

A one bedroom second floor Retirement Apartment in this Retirement Living development.

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. For your peace of mind the development has camera door entry and 24-hour emergency call system. 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).

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.

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the kitchen, bedroom, living room and shower room.

LIVING ROOM

A thoughtfully designed and well-proportioned living room with feature fire surround. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

KITCHEN

Fully fitted kitchen with tiled floor. Floor plinth lighting. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer, washer dryer and under pelmet lighting.

BEDROOM

Spacious double bedroom with walk-in closet housing rails and shelving. Ceiling lights, TV and phone point.

SHOWER ROOM

Fully tiled and fitted with suite comprising of shower. Low level WC, vanity unit with wash basin and hands free light 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 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.

Car Parking Permit Scheme-subject to availability

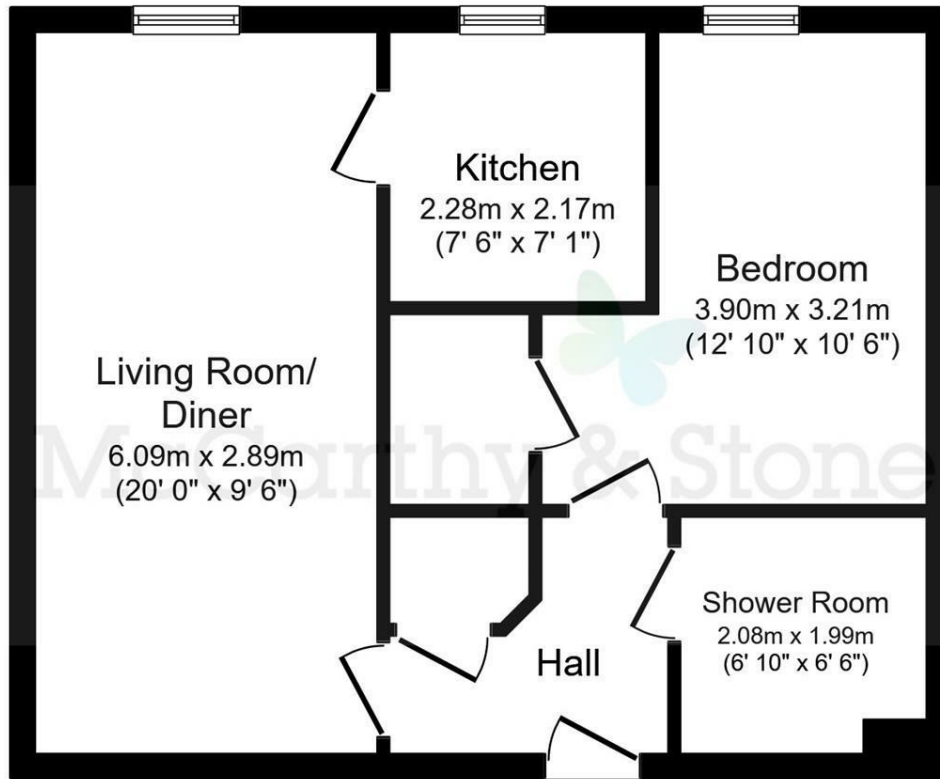
Parking is by allocated space subject to availability. The fee is £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

LEASEHOLD

125 Year Lease From 2015
Ground Rent £425 p.a.







Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 84 | 84 |
| (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 | |

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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