



Lambert & Foster



3 HORSLEY PLACE

CRANBROOK | KENT | TN17 3DH

A well appointed, McCarthy & Stone, ground floor, two bedroom apartment with private open courtyard style garden, providing independent living for persons aged sixty years and over, all occupying a prominent high street location within this favoured market town.

Guide Price £385,000

LEASEHOLD



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3 Horsley Place is a ground floor McCarthy & Stone retirement apartment for persons aged 60 years and over. The building comprises 25 apartments built in 2015. Features include underfloor heating, oak veneer doors with chrome door furniture, kitchen fitted with integral appliances, a 24-hour state-of-the-art security system and emergency call system providing peace of mind, together with a dedicated concierge and support on hand if required. Communal facilities include a club lounge where various events are held throughout the year.

From a communal hallway a front door opens into a private entrance hall with access to a cloak/shower room fitted with a white suite and a separate useful walk-in airing cupboard. The sitting room/dining room has an electric flame effect fire and double doors opening out onto the open private courtyard. The kitchen is fitted with high gloss fronted units with integral Hotpoint appliances including a washer/dryer, fridge/freezer, electric fan assisted oven and hob. A pleasant aspect to the rear overlooks the courtyard and established borders.

From the hallway are doors to the main bedroom with a walk-in wardrobe and aspect to the rear. The en suite bathroom is fitted with a white suite including a panel bath with mixer tap and shower attachment. Bedroom two is currently used as a study with extensive fitted book shelving and a desk.

Outside a private, open, courtyard style garden is laid to paving. Communal gardens comprise areas of lawn and terrace with tables and chairs.



- Total floor area approximately 822 ft² (76.4m²)
- Private entrance hall
- Cloak/shower room
- Sitting room/dining room
- Fitted kitchen with Hotpoint integral appliances
- Two bedrooms incorporating a main bedroom with en suite bathroom
- Private, paved, courtyard style garden
- 24 hour emergency call system
- Secure entry system
- Permit holder's car parking
- Club lounge and visitor's suite
- Concierge and management service
- Communal garden and seating areas
- Tunbridge Wells approximately 40 miles distance
- Staplehurst mainline station approximately 5 miles distance

DIRECTIONS

By car/pedestrian from our office in Cranbrook proceed up the High Street, past the entrance and exit to the Co-Op supermarket and on past the fire station on the right hand side, whereupon Horsley Place will be found also on the right hand side.

GENERAL

Tenure: Leasehold - 125 years from 01.01.15. Ground rent £495 per annum. Outgoings, the management of Horsley Place is entrusted to McCarthy and Stone Management services Ltd. The service charge is payable by the apartment owners to cover numeration of the house manager, emergency call monitoring, buildings insurance, communal heating and lighting, underfloor heating to the individual apartments, window cleaning, cleaning of communal areas, collective water and sewerage, gardening of communal grounds, lift service contract, repairs and maintenance to the exterior and communal interior of the building, contributions to the estate management fee and contingency fund. The service charge for Apartment 3 is currently set at £4,202 per annum.

Services: Mains electricity, water and drainage.
Communal electric underfloor heating.

Local authority: www.tunbridgewells.gov.uk

Council tax: Band D **EPC:** B

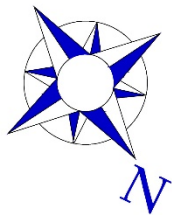
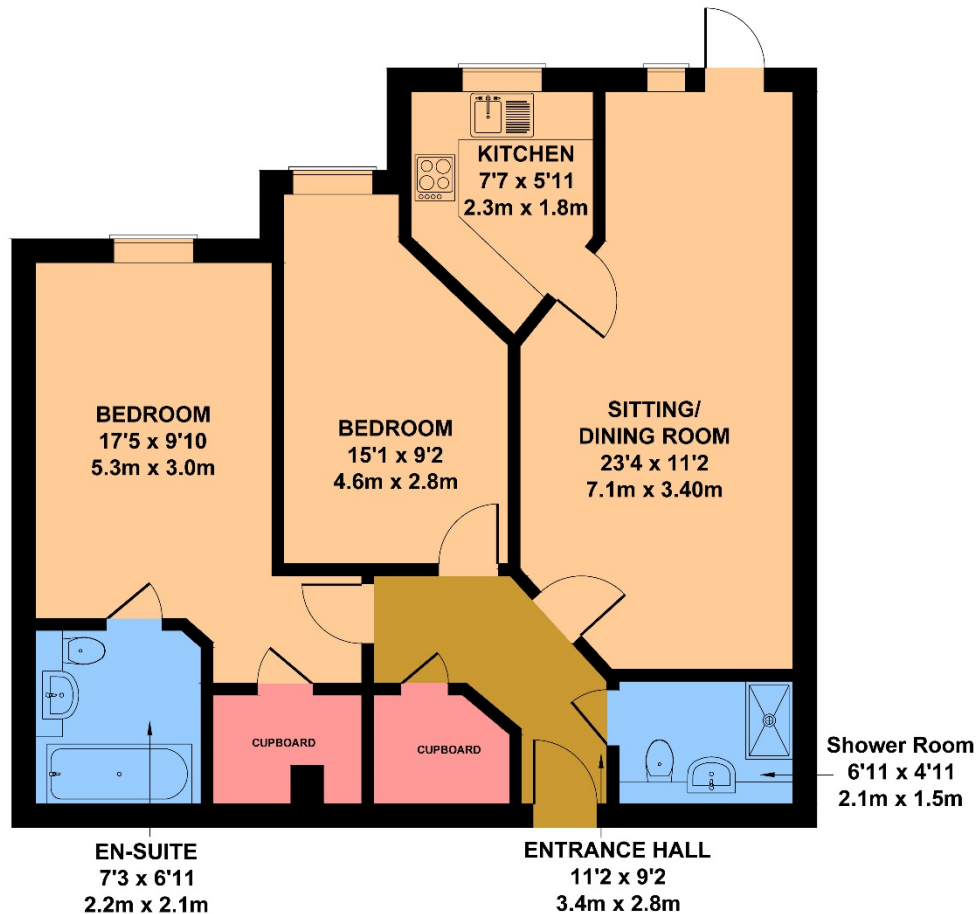
VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



GROUND FLOOR FLAT
APPROX. FLOOR
AREA 822 SQ.FT.
(76.4 SQ.M.)

Not to Scale. Produced by The Plan Portal 2020
For Illustrative Purposes Only.

OFFICES LOCATED IN KENT & SUSSEX:

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