



Lambert & Foster



20 DR HOPES ROAD

CRANBROOK | KENT | TN17 3BP

A well presented two double bedroom maisonette providing first-floor accommodation with private ground floor entrance and hall, complemented by a front open plan lawn garden and rear open plan courtyard garden, all occupying a central location within this popular market town. Cranbrook School catchment area.

Guide Price £195,000

LEASEHOLD



20 DR HOPES ROAD

CRANBROOK | KENT | TN17 3BP

20 Dr Hopes Road is a well presented ex-local authority leasehold maisonette providing the following accommodation as follows. A private ground floor entrance with an external storage cupboard alongside, opens into the entrance hall with a cloaks cupboard and stairs leading up to a first-floor landing with doors leading off to the sitting room with wall mounted log affect electric fire, oak shelving, hard wired internet connection and an aspect to front. The kitchen is fitted with base and eye level cupboards and drawers, fitted work surfaces, washing machine included, 4 burner gas hob, integrated electric oven and microwave over, integrated fridge and freezer. A pleasant aspect to rear is enjoyed with roof top views across to the town centre.

The bedrooms comprise two double bedrooms both with hard wired internet connections serviced by a bathroom fitted with a white suite incorporating a bath with integrated shower over.

Outside the front is an area of open plan, partly hedged lawned garden approximately 5 m x 3 m 50. To the rear is an area of open plan courtyard garden approximately 6 m 90 x 3 m 50.



- Total floor area approximately 613 sq ft (56.9 sq m)
- Entrance hall
- Landing
- Sitting room
- Fitted kitchen with integral appliances
- Two double bedrooms
- Bathroom
- Gas fired central heating
- UPVC double glazing
- Open plan lawn front garden, open plan rear courtyard garden
- No onward chain

DIRECTIONS

By car: from our office in Cranbrook proceed down the high street bearing round into Stone Street. Continue on taking the right hand turning into St David's Bridge/The Hill. Continue on a parcel windmill set on the left-hand side and on taking the right hand turning into fry sway. Continue on taking the right hand turning into Brickenden Road and then take the right hand turning into Dr Hopes Road where upon No.20 will be found shortly on the left-hand side. Pedestrian: from our office proceed down the high street turning right into Crane Lane, situated between the Co-op convenience store and the Post Office. Proceed along this pathway through the crane Valley, over the footbridge and up. Turn left at the top carry on turning right into daily bells. Take the second left-hand turning into Dr Hopes Road where upon No. 20 be found on the left-hand side.

GENERAL

Tenure: Leasehold

Services: Mains electricity, water (metered) and drainage.
Mains gas fired central heating

Local authority: Tunbridge Wells Borough Council

Council tax: Band B

EPC: C

OUTGOINGS Ground rent to be paid to Town & Country Housing Group £10.00 per annum. Buildings insurance currently set at £70.55 per annum.

LEASE 125 years with 86 years remaining

VIEWING By appointment only. **Cranbrook Office:**
01580 712888.

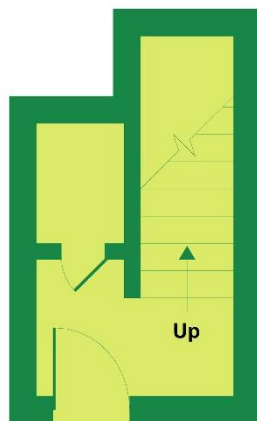
FLOORPLANS

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

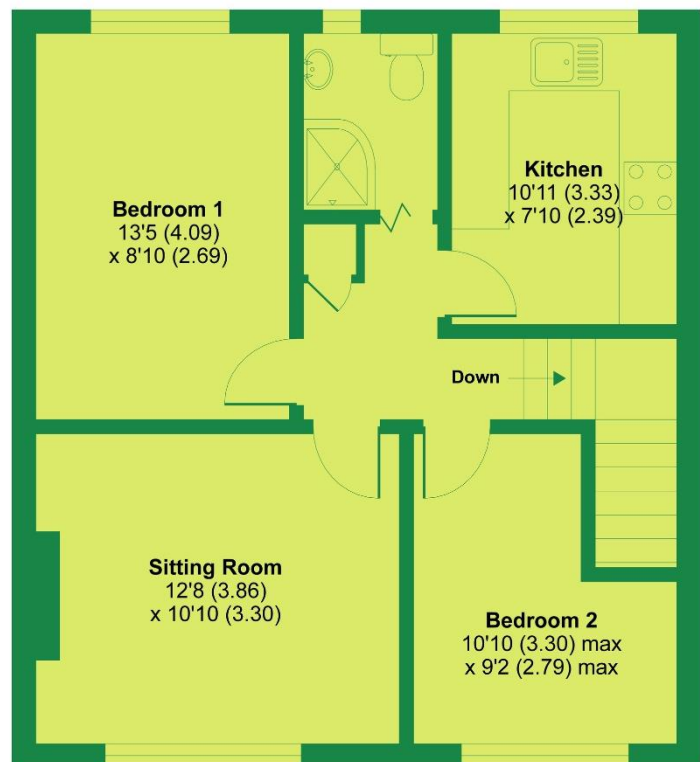
Dr Hopes Road, Cranbrook, TN17

Approximate Area = 613 sq ft / 56.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2021. Produced for Lambert and Foster Ltd. REF: 749892

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