



Lambert & Foster



2 HORSLEY PLACE

CRANBROOK | KENT | TN17 3DH

A very well appointed McCarthy and Stone ground floor two bedroom, two shower room Platinum Range retirement apartment with private open plan courtyard garden, providing independent living for persons aged 60 years and over, all occupying a prominent high street location within this favoured market town.

Guide Price £395,000

LEASEHOLD



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2 Horsley Place is a ground floor McCarthy and Stone retirement apartment designed for independent living for persons aged 60 years and over. The building comprises 25 apartments built in circa 2015. Features include a 24 hour state-of-the-art security system and emergency call system providing 'peace of mind' together with a dedicated concierge approximately five mornings a week, a communal club lounge where various events and functions are held throughout the year, mobility scooter garaging, outside seating areas and private overnight accommodation available for visiting guests.

From the communal hallway, a private front door opens into an entrance hall with oak veneer doors leading off to a fitted and tiled cloak/shower room with wall mounted mirrored cabinets. The sitting/ dining room affording good natural light overlooks the front gardens and includes a glazed door to the outside open plan private courtyard. The kitchen is fitted and includes the following integral appliances; Hotpoint electric oven, hob, fridge/freezer, washer/dryer and Neff dishwasher. Accessed from the hall is the main bedroom, a double room with walk in wardrobe, an aspect to side and an en suite fitted shower room including wall mounted mirrored cabinets. Bedroom two is also a double room with fitted wardrobe, mirrored sliding doors, a useful fitted desktop with shelving alongside and an aspect to side.

The private courtyard, accessed from the sitting room/dining room, provides space for a garden table and chairs and overlooks the well-stocked communal mix flower and shrub borders. Beyond this garden area is access to a communal terrace with seating areas. Parking is set to the rear of the building and is available to rent subject to availability.



- Total floor area approximately 866 sq ft/ 80.45 sq m
- Communal and private entrance hall
- Cloak/shower room
- Sitting-room/dining room
- Fitted kitchen
- Main bedroom with walk-in wardrobe and en suite shower room
- Two bedrooms
- 24-hour emergency call system
- Permit holder's car parking
- Club lounge
- Concierge management service
- Visitors' suite
- Private open plan and communal garden
- Lift to all floors
- Mobility scooter charging point

DIRECTIONS

By car/pedestrian: From our office in Cranbrook proceed up 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 clearly seen 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 remuneration 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 2 is currently in the order of £4,202 per annum.

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

Local authority: www.tunbridgewells.gov.uk

Council tax: C **EPC:** B

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

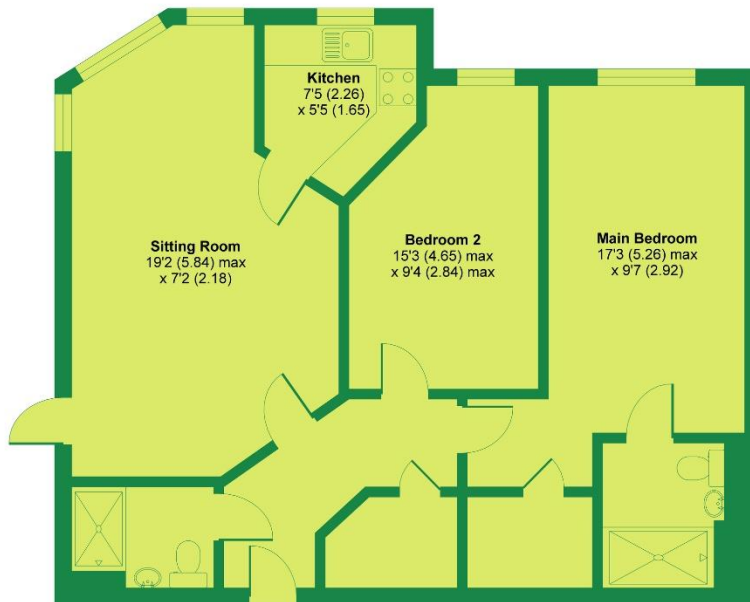
FLOORPLANS

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

High Street, Cranbrook, TN17

Total = 866 sq ft / 80.45 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Lambert and Foster Ltd. REF: 758388

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