



Peter
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Independent Family Estate Agents

Available With No Onward Chain On Outskirts Of Cranbrook

£190,000

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Offering light, airy, and well-proportioned accommodation, this apartment benefits from a pleasant setting within pretty, well-maintained communal gardens. These gardens are mainly laid to lawn with mature shrubs, trees, and flower beds. The accommodation comprises a Sitting/Dining Room with 2 sash windows and a low-energy panel heater, a Kitchen fitted with a range of cream and oak effect modern wall, base, and drawer units, a stainless steel sink and drainer, a built-in electric oven with extractor over, and a pantry/utility area with space and plumbing for a washing machine. The apartment also features two bedrooms, with the second bedroom having a sash window and a Dimplex convector wall heater. The Inner Hallway includes a built-in airing cupboard housing the hot water cylinder and consumer unit, and doors to the Bathroom, which includes a white suite comprising a wash hand basin, low-level WC, and an electric shower over the bath. Externally, there are large communal gardens to the rear of the building, a communal drying area, a bin storage area, and off-road parking. The front of the building has a designated parking bay and side access around the building.

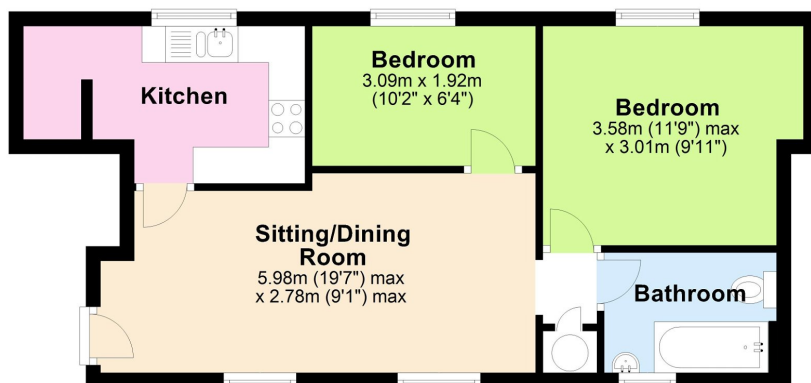
If You lived Here: Located in the Hamlet of Hartley just on the outskirts of the historic market town of Cranbrook, this apartment is within walking distance of some local facilities and on a bus route into the busy town. Cranbrook offers a variety of independent shops, cafes, restaurants, doctor's surgeries, schools, banks, dentists, a public house, and recreational facilities, including parks and a leisure centre. Local attractions include Cranbrook Museum, the Union Windmill, Sissinghurst Castle, and local vineyards. The A21 and A229 road networks provide access to the M25 for Gatwick and Heathrow airports, and the M20 to Dover and Ashford International Station. Staplehurst mainline station, about 5 miles away, offers services to London (approximately a 1-hour journey) and Ashford International. This property is also within the favoured Cranbrook School Catchment Area.

Agents Notes: The lease runs to 2353, acquiring a 1/11th share of the Freehold. There is a £50 service charge per month into the freehold management account, with yearly accounts provided. The property has electric heating.



Ground Floor

Approx. 46.2 sq. metres (496.9 sq. feet)

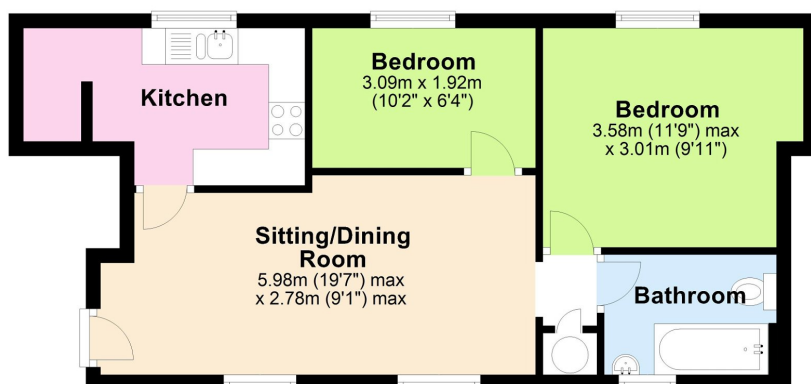


Total area: approx. 46.2 sq. metres (496.9 sq. feet)

- A TWO BEDROOM GROUND FLOOR FLAT
- LONG LEASEHOLD WITH SHARE OF FREEHOLD
- EPC RATING E
- IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT
- AVAILABLE WITH NO ONWARD CHAIN
- COMMUNAL GARDENS & CLOTHES DRYING AREA
- COUNCIL TAX BAND B

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		