

Broadleaf Retirement Sales

24 Glebelands, Rectory Fields, Cranbrook, Kent

A two bedroom first floor apartment



Summary of Accommodation – Lounge/Dining Room, Bedroom 1, Bedroom 2, Kitchen, and Bathroom.

Features of the Property – Double Glazing, Gas Fired Central Heating, coal effect electric fire with marble surround, 24 hour emergency alarm system, the property enjoys views over Cranbrook playing fields.

Facilities and Services at Glebelands – A mixed development of cottages, bungalows and apartments grouped around courtyard areas and landscaped gardens. Many properties overlook the playing fields and Bowling Club. Resident House Manager.

Viewing – For an appointment to view, please contact Mrs Mandy Field on 01580 714679 or 01425 403767

£185,000 Leasehold

Service Charges £2,766.40 (2018) per annum
Ground Rent £300.00 per annum
Lease Term 99 years from 1st July 1988

No. 24 Glebelands, Rectory Fields, Cranbrook, Kent

A two bedroom first floor apartment.

Carpets as seen are included in the price.

ACCOMMODATION IS AS FOLLOWS :-

From the main communal entrance, entry into hallway with stairs leading to first floor landing.

Communal Entrance door leads into communal hall with stairs to First Floor Landing. Door to :

HALL Large cloaks/storage cupboard; airing cupboard with lagged tank and immersion heater; radiator; door entry system; smoke detector, access to loft. Doors leading to:

LOUNGE/DINING ROOM

About 16' 9" x 10' 9" into window With coal effect electric fire with marble surround and wood mantle.; radiator; TV point; three double power points; telephone point; two double glazed windows to front overlooking Cranbrook playing fields.

KITCHEN

About 8' x 8' with a range of fully fitted base and wall units. Eye level Logic electric oven and electric hob with cooker hood above. Wall mounted gas boiler serving central heating and hot water. Space for fridge/freezer and plumbing for a washing machine. Double glazed window with views over communal gardens.

BEDROOM 1

About 11' 2" x 8' 6" with built in double wardrobe; radiator and two double power points. Two doors opening onto balcony and overlooking Cranbrook playing fields.

BEDROOM 2

About 8' 6" x 11' 3" with radiator; two double power points and double glazed window to front with views over communal gardens.

BATHROOM

Bathroom suite comprising low level WC, wash hand basin. Radiator; mirror, light and small shelf. Wall heater. Obscure double glazed window.

OUTSIDE

Secluded communal garden to rear. Pleasant seating area to front. There is ample car parking for all residents and visitors to the development.

Rectory Fields is a quiet development set next to the local bowls club and recreational Field. It is within easy access of Cranbrook town centre and local facilities, including a wide range of shops; banking; GP surgeries; community clinic; public library; council offices; Churches; pubs and restaurants.

DIRECTIONS

From the High Street turn into Carriers Road, follow the road past the Public Library and then turn right into Rectory Fields where the Glebelands development is situated.

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