



**Apartment 12 Glebelands, Rectory Fields, Cranbrook, Kent**

**£187,500 (Leasehold)**

**A two-bedroom first floor apartment**

Glebelands is a delightful mix of cottages, bungalows and apartments grouped around courtyard areas and landscaped gardens. Many of the properties overlook the adjacent park and bowling club.

The local high street is close by and there is a medical centre adjacent to the scheme.

All properties benefit from an emergency alarm system

A two double bedroom apartment. Carpets as seen are included in the price.

#### **ACCOMMODATION IS AS FOLLOWS: -**

From the communal entrance, entry into spacious hallway with stairs to first floor leading to apartment front door :-

**ENTRANCE HALL** With intercom telephone, airing cupboard housing hot water cylinder, cloakroom cupboard with hanging rail, radiator. Doors leading off to: -

**LOUNGE/  
DINING ROOM** 17' x 12' 4" radiator, two double glazed windows to front. Marble effect fireplace with wooden surround with gas coal effect fire. Peace of Mind unit with direct connection to Central Control providing 24-hour emergency cover.

**KITCHEN** 8" x 7' 9" with a range of floor and wall units. Stainless steel one and half bowl sink unit with mixer tap. Built in electric oven and gas hob with extractor over. Integrated fridge/freezer. Radiator. Wall mounted Glow Worm gas fired boiler for the supply of hot water/central heating system. Complementary tiling.

**BEDROOM 1** 11' 2" x 10' 11". Double glazed window overlooking the communal gardens. Fitted double wardrobe. Radiator.

**BEDROOM 2** 12' 4" x 8' 7" with double glazed window overlooking the front with views across the playing fieldsth window to side. Radiator.

**SHOWER ROOM** Fitted white suite comprising shower cubicle with MIRA shower, wash hand basin and WC fitted in a white gloss unit. Stainless steel electric towel rail. Radiator. Obscure double-glazed window. Fully tiled.

**CAR PARKING** There is ample car parking for residents and visitors to the development.

**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.

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

**Leasehold – 99 years from 1<sup>st</sup> July 1988**  
**Service Charges £2,934.36 per annum (2019)**  
**Ground Rent £300.00 per annum**

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