

# **Broadleaf Retirement Sales**

**2 Glebelands, Rectory Fields, Cranbrook, Kent**

**A two-bedroom ground 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, log effect gas fire in a wood and marble surround, 24-hour emergency alarm system. Fitted carpets as seen are included in the purchase price.

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

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

**£180,000 Leasehold**

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

## **No. 2 Glebelands, Rectory Fields, Cranbrook, Kent**

A two-bedroom ground floor apartment.

Fitted 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.

Entrance door opens into: -

**HALL** Large cloaks/storage cupboard; airing cupboard with lagged tank and immersion heater; radiator; door entry system; smoke detector and double power point. Doors leading to:

**LOUNGE/DINING ROOM** About 17' 1" x 11' 6" into bay window. With log effect gas fire with marble surround and wood mantle; radiator; TV point; four double power points; telephone point; two double glazed windows to front.

**BEDROOM 1** About 11' 2" x 10' 6" with built in double wardrobe; radiator and two double power points. Double glazed window to rear.

**BEDROOM 2** About 8' 10" x 8' 6" with radiator; two double power points and double glazed window to front.

**KITCHEN** About 7' 10" x 7' 10" with a range of fully fitted base and wall units. Eye level Whirlpool electric oven and electric hob with cooker hood above. Wall mounted gas boiler serving central heating and hot water. Washing machine as fitted. Double glazed window overlooking communal gardens to rear.

**BATHROOM** Bathroom suite comprising low level WC, wash hand basin; radiator; mirror with shaving point, light and small shelf. 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.

Manor View Offices, The Cross, Burley, Ringwood, Hampshire, BH24 4AB  
Telephone: 01425 403767, Fax: 01425 403710, email: [info@broadleaf.com](mailto:info@broadleaf.com)  
Visit our website @ [www.broadleaf.com](http://www.broadleaf.com) for more details of properties nationwide

Please note that these particulars are thought to be materially correct though their accuracy is not guaranteed, and they do not form part of any contract.