

Broadleaf Retirement Sales

22 Glebelands, Rectory Fields, Cranbrook, Kent

A two bedroom first floor apartment



Summary of Accommodation – Lounge/Dining Room, Bedroom 1 with balcony, 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

£210,000 Leasehold

**Service Charges £3,413.92 per annum (2021)
Ground Rent £300 per annum**

Lease Term 122 years from 25th December 2018

No. 22 Glebelands, Rectory Fields, Cranbrook, Kent

A two bedroom first floor apartment.

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; radiator; door entry system; smoke detector, access to loft. Doors leading to:

LOUNGE/DINING ROOM

About 16' 9" x 12' 6" into window With coal effect electric fire with marble surround and wood mantle; radiator; TV point; four double power points; telephone point; two double glazed windows to front overlooking Cranbrook playing fields and the bowling club.

KITCHEN

About 8' x 8' with a range of fully fitted base and wall units. Electric oven and electric hob. Wall mounted gas boiler serving central heating and hot water. Built-in fridge/freezer and Hoover 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 and bowling club.

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

Fully tiled shower with glass doors with low level WC, wash hand basin. Radiator; mirror with shaving point, light and small shelf. Mirrored wall cabinet. White floor cupboard. Obscure double glazed.

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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