

Broadleaf Retirement Sales

21 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 throughout, Gas Fired Central Heating, coal effect gas 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

£245,000 Leasehold

Service Charges £3,512.72 per annum
Ground Rent £300 per annum

ACCOMMODATION IS AS FOLLOWS: -

From the main communal entrance, entry into hallway leading to front door.

Entrance door opens into:

HALL Large cloaks/storage cupboard; airing cupboard; water heater; radiator; door entry system; smoke detector. Doors leading to:

LOUNGE/DINING ROOM

About 16' 9" x 12' 6" into window with coal effect gas fire with marble surround and wood mantle; radiator; TV point; four double power points; 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. Eye level Zanussi electric oven and Zanussi electric hob with cooker hood above. Wall mounted gas boiler serving central heating and hot water. Fridge/freezer and AEG Electrolux washer/dryer. Double glazed window with views over communal gardens.

BEDROOM 1 About 10' 9" x 10' 9" with built in double wardrobe; radiator and two double power points. Telephone point. Double glazed window overlooking the playing fields and bowling club

BEDROOM 2 About 11' 2" x 10' 6" 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. Obscure double-glazed window.

OUTSIDE Secluded communal garden to rear. Pleasant seating area to back. 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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