

# ***Broadleaf Retirement Sales***

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

**A two bedroom first floor apartment**



**Summary of Accommodation** – Lounge/Dining Room, 2 Bedrooms, Kitchen, and Shower Room.

**Features of the Property** – Double Glazing, Gas Fired Central Heating, coal effect electric fire in a wood and marble surround, 24 hour emergency alarm system, 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

**£199,000 Leasehold**

Service Charges £4,233.72 per annum (2026)  
Ground Rent £300.00 per annum  
Lease Term 99 years from 1<sup>st</sup> July 1988

## No. 12 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.

Entrance to apartment front door.

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

**LOUNGE/DINING ROOM** About 17 x 12' 4" 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.

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

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

**KITCHEN** About 9' 10" x 7' 10" with an excellent range of fully fitted base and wall units. Includes integrated electric oven and electric hob with cooker hood above, fridge and freezer. Wall mounted gas boiler serving central heating and hot water. Space and plumbing for a washing machine. Double glazed window overlooking communal gardens to rear.

**SHOWER ROOM** Fully tiled shower cubicle fitted with Miras electric shower and grab rails. Vanity unit with cupboards below and low level WC. Heated chrome towel rail. Obscure double glazed window to rear.

**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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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