



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Modern Top Floor Apartment
- Open Plan Living Area
- Popular Rusthall Location
- 2 Bedrooms
- 1 Allocated Parking Space
- Energy Efficiency Rating: B

Cranwell Road, Rusthall

£240,000

woodandpilcher.co.uk

13 Cranwell Road, Rusthall, Tunbridge Wells, TN4 8FE

This well presented apartment is located in the ever popular village of Rusthall and offers spacious, modern accommodation particularly appealing for first time buyers. Situated on the top floor of this modern block it is accessed by stairs or the lift to the apartments entrance. It has a generous hallway leading to an open plan living area enjoying a good range of kitchen units with built-in appliances and an area for sitting and dining. There are two bedrooms with a contemporary bathroom. The property also enjoys far reaching views to the front and a communal garden to the rear. It has the benefit of desirable off road parking for one vehicle as well as a communal bike store.

ENTRANCE:

Via stairs or lift to top floor into:

HALLWAY:

A generous 'L' shaped hallway with built-in cupboard with heating element, video entry phone system, carpet, radiator.

OPEN PLAN LIVING AREA:

A bright and spacious room offering a range of wall and base units with complementary worktop. Inset one and a half bowl sink and drainer with mixer tap. Concealed wall mounted gas central heating boiler. Built-in oven with gas hob and extractor fan over. Built-in washer/dryer and fridge/freezer. Tiled flooring, radiator, carpet to sitting area, built-in store cupboard. Double glazed windows to rear.

MASTER BEDROOM:

A good sized double bedroom with double glazed window to front offering far reaching views, radiator, carpet.

BEDROOM:

Double glazed window to front, radiator, carpet.

BATHROOM:

A contemporary suite comprising of panelled bath with shower above, low level WC with concealed cistern, counter sunk wash hand basin with mixer tap. Tiled flooring, tiling to walls, heated towel rail, downlights, extractor fan. Double glazed window to side.

OUTSIDE REAR:

Communal gardens for residents to enjoy along with communal bike store. Access to car park where there is one allocated parking space, numbered No.31 for this apartment.



SITUATION:

The property is located in the popular village of Rusthall and offers a charming array of amenities, including a variety of shops, restaurants, a GP surgery, pharmacy, dentist, and veterinary clinic. Additionally, the village boasts essential services such as a library, post office, and reputable primary and pre-schools, fostering a close-knit community atmosphere. Surrounded by verdant woodlands and expansive common land, Rusthall provides residents with abundant opportunities for outdoor recreation, all while maintaining convenient access to the bustling hubs of Tunbridge Wells and London. Tunbridge Wells itself has a wider mix of social, retail and educational facilities to include a number of sports and social clubs and two theatres, a host of well-regarded schools at primary, secondary, independent and grammar levels and a range of principally independent retailers, restaurants and bars between the Pantiles and Mount Pleasant with a wider range of multiple retailers at the Royal Victoria Place. Tunbridge Wells itself has two main line railway stations offering fast and frequent services to London, with Rusthall having use of the Centaur commuter bus with two early morning departures to the Station.

TENURE:

Leasehold

Lease - 125 years from 1 February 2015

Service Charge - currently £2241.46 per year

Ground Rent - currently £200.00 per year

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

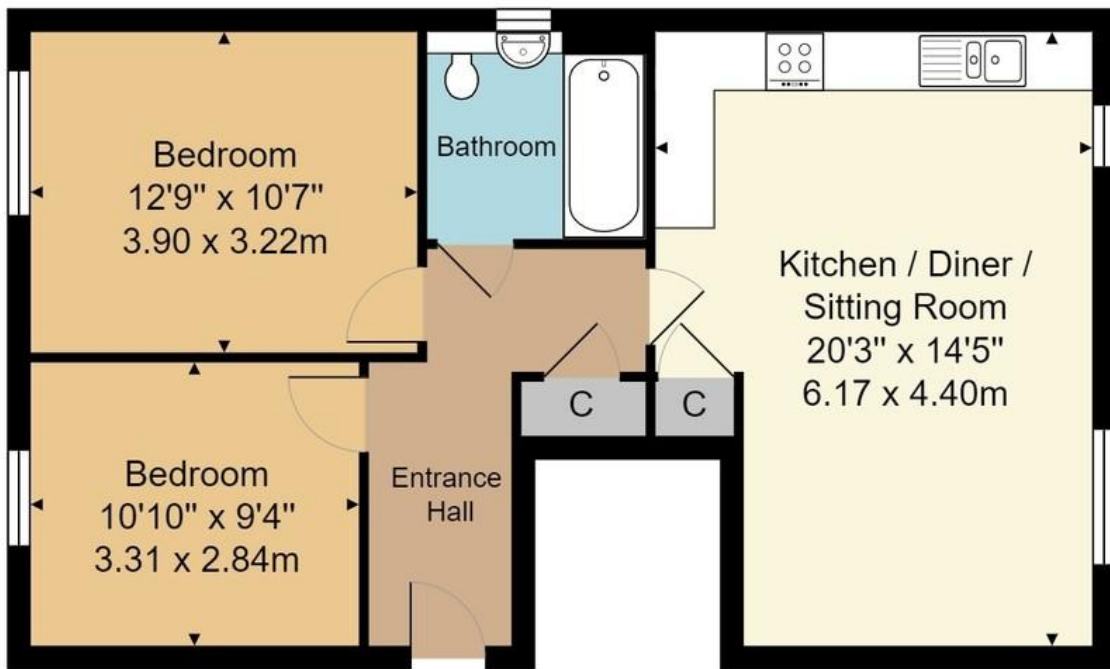
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 657 ft² ... 61.1 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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