



Plot 131 Hartley Acres, Cranbrook TN17 3FE



welcome to

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Discover a new way to get onto the property ladder at Hartley Acres, an attractive new development of high-quality Shared Ownership homes nestled on the edge of the charming Kent town, Cranbrook.

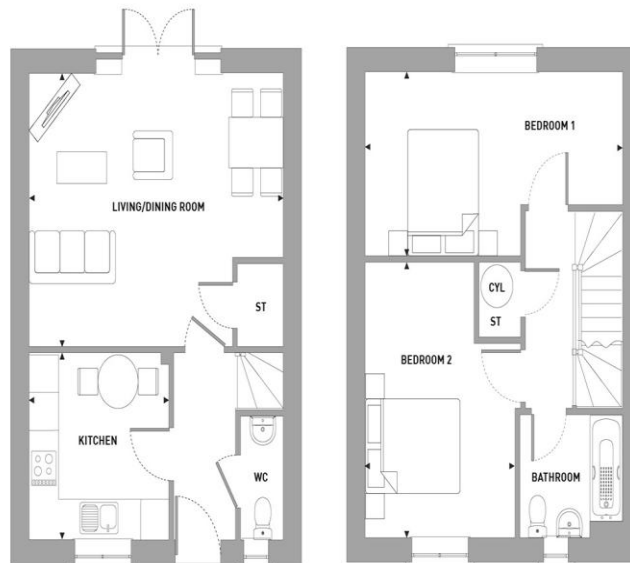
Set within the stunning High Weald National Landscape, Hartley Acres offers the perfect blend of countryside living & modern convenience. Less than a mile from Cranbrook's historic town centre, residents can enjoy a wonderful selection of independent boutiques, cafés, restaurants, supermarkets and everyday amenities, all within easy reach. These thoughtfully designed homes have been built to an exceptional standard and feature contemporary Symphony kitchens with integrated appliances, stylish bathrooms, air source heat pumps and landscaped rear gardens. Every detail has been carefully considered to provide comfortable, energy-efficient homes that are perfect for modern living.

The location is ideal for commuters and families alike. Staplehurst station is approximately 6 miles away and offers direct services to London Charing Cross, while Tunbridge Wells, Maidstone & Hastings are within easy driving distance. Residents can also enjoy an abundance of outdoor pursuits nearby, including Bedgebury National Pinetum, Bewl Water, Sissinghurst Castle & miles of beautiful countryside walks. Available through Shared Ownership, Hartley Acres provides an affordable and flexible opportunity to own a beautiful new home in one of Kent's most desirable towns...



TWO BEDROOM HOUSE

PLOTS 129, 130*, 131*



GROUND FLOOR

FIRST FLOOR

KITCHEN	3.0M X 3.0M	9'8" X 9'8"
LIVING/DINING	5.5M X 4.4M	18'0" X 14'4"
BEDROOM 1	5.5M X 2.9M	18'0" X 9'5"
BEDROOM 2	4.4M X 3.2M	14'4" X 10'4"

TOTAL AREA	78.4M ²	843FT ²
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CYL - CYLINDER CUPBOARD | ST - STORAGE | WC - CLOAKROOM

*Plots 130 and 131 are handed. Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

Financial Breakdown

Full market value: £420,000

37% share value: £155,400

5% deposit: £7,770

Rent charged on unowned share: 2.75%

Rent on unowned share (63%): £606.38 per month

Service Charge: £48.21 per month

Key Information Documents

Key Information Documents will be provided by site.

Rent & Charges

Under the terms of the Shared Ownership scheme you will be offered the maximum % share you can afford. Other monthly charges include service charge, buildings insurance, estate charge and management fee.

Disclaimer

Please note some of these photos have been virtually enhanced with furniture and should be used as a guide. They may also not be indicative of this particular plot.

Rooms:

Kitchen

12' 1" x 7' 8" (3.68m x 2.34m)

Living / Dining Room

19' x 18' 7" (5.79m x 5.66m)

Cloakroom

Stairs To First Floor Landing

Bedroom One

12' 1" x 10' 8" (3.68m x 3.25m)

Bedroom Two

12' 1" x 10' 8" (3.68m x 3.25m)

Bathroom

Rear Garden

welcome to

Plot 131 Hartley Acres, Cranbrook TN17

- Brand New Two Bedroom End-Terrace Family Home
- High Quality Specification Finish Throughout
- Rent & Service Charges Apply
- New Homes Combining Contemporary & Countryside Living
- 10 Year New Homes Warranty

Tenure: Freehold EPC Rating: Exempt

37% Share From £155,400



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BOS113364



Property Ref:
BOS113364 - 0005

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