



Flat , St. David's House, St. Davids Bridge, Cranbrook

£695 pcm

LET

****AVAILABLE April 2025**** LeGrys are delighted to market this beautifully presented first floor studio apartment, situated within one of Cranbrook's twelve plaque properties, designated as a property of architectural interest.

01580 712500
cranbrook@legrys.com



****AVAILABLE April 2025**** LeGrys are delighted to market this beautifully presented first floor studio apartment, situated within one of Cranbrook's twelve plaque properties, designated as a property of architectural interest.

The property benefits from being set in a convenient location, just a short walk from Cranbrook High Street. Accommodation comprises of a communal entrance hall with stairs to the first floor, landing, entrance lobby, bathroom, open plan kitchen/breakfast/sitting/bedroom. Gas central heating, ground floor bin/meter cupboard. Free parking opposite.

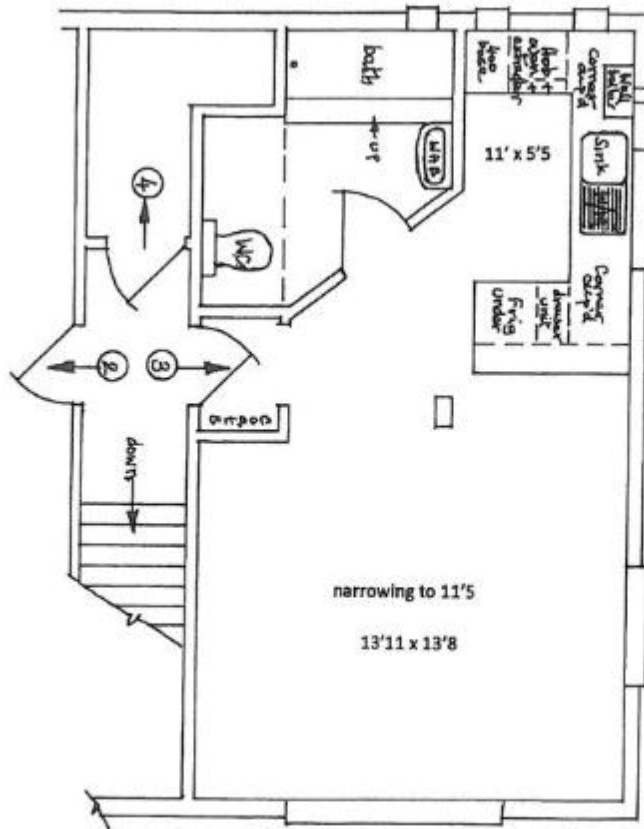
Please Note: Utility bills are charged separately via a sub meter and not included in the rent.

Situation

Located in the heart of the popular, picturesque, and historic market Town of Cranbrook. Within easy walking distance of the centre and all its associated amenities including a variety of independent shops, cafes, restaurants, doctor's surgeries, schooling, dentists, a public house/hotel, and recreational facilities including parks, and a leisure centre. There is access to a number of local attractions including Cranbrook Museum, the town's noted landmark the Union Windmill, Sissinghurst Castle and local vineyards. The A21 and A229 road networks give access to the M25 for Gatwick and Heathrow airports, and the M20 to Dover and Ashford International Station. Staplehurst mainline station is about 5 miles and offers services to London (the journey taking about 1 hour) and Ashford International.

Council Tax Band: A
Deposit: £801.92
Holding Deposit: £160.38





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 72 | 75 |
| England & Wales | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst great care has been taken to be as accurate as is realistic, these details, photographs and floor plans are for guidance only and all measurements are approximate. All information has been received in good faith and we cannot be held responsible for the content of these particulars. None of the services, fittings or appliances at the property have been tested, we give no representations as to their fitness for purpose or otherwise. We assume that the property has all necessary permissions, consents and is fully compliant with statutory regulations. Purchasers must satisfy themselves by inspection, searches, enquiries, surveys and professional advice that the property is as described and suitable for their purposes. No agency employees have any authority to make or give any representations or warranty in relation to the property, and no liability is taken for any error, omission or misstatement. These details cannot be incorporated in any offer or contract and are for reference only.