



Charles Bainbridge



20 Freeman House, Keepers Close,
Canterbury, Kent, CT1 3YG

£495,000









An impressive first floor apartment in the landmark purpose-built McCarthy & Stone complex set directly on the edge of St. Lawrence Cricket Ground, the home of Kent County Cricket Club, with spectacular views over the playing area and perimeter. The property is attractively presented and provides spacious and well-appointed accommodation. There is an elegant reception hall and a large sitting/dining room overlooking and opening onto the substantial balcony, which provides a comfortable seating area and commands fine views over the cricket ground. The adjoining kitchen is attractively fitted and includes an integral range of appliances comprising a fridge/freezer, Neff oven and microwave, and Neff hob with extractor hood over. The master bedroom enjoys a large ensuite shower room and walk-in wardrobe. There is a further separate shower room and useful walk-in utility cupboard which houses the hot water cylinder and Vent Axia air circulation system. The property benefits from electric underfloor heating, emergency pull cords, an intercom to the main entrance gates, and an unexpired NHBC cover, 10 years from 2017.

There are extensive residents' facilities including a striking and spacious first floor residents' lounge affording magnificent views of the cricket ground, Guest suites are available for booking and there are provisions for electric mobility scooters. A dedicated house manager is available to help five days a week. Externally the property is approached via a secure gated entrance and benefits from its own parking space in the resident's car park. There are also additional resident spaces and communal gardens.

The property offers the ultimate in retirement living in a unique location with the benefit of a nearby Sainsbury's local whilst still having easy access to Canterbury City centre either by bus or on foot. Kent & Canterbury and Chaucer Hospitals are also easily accessible. Canterbury West Station provides High-Speed rail services to London St. Pancras with a journey time of approx. 55 mins. Ashford International station is accessible to the west via the A28 and the Channel Ports of Dover and Folkestone to the south provide regular ferry and Channel Tunnel services to the Continent. The A2 gives easy access to the M2 motorway to the west and the M20 to the south.

Services: All mains services are understood to be connected to the property with the exception of gas.

Tenure: Leasehold.

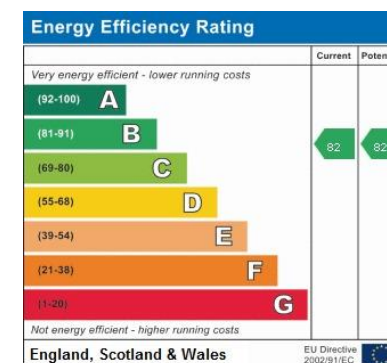
Lease term: 150 years (less 6 days) from and including 17 December 2015.

Service charge: Approx. £3,465.48 per annum.

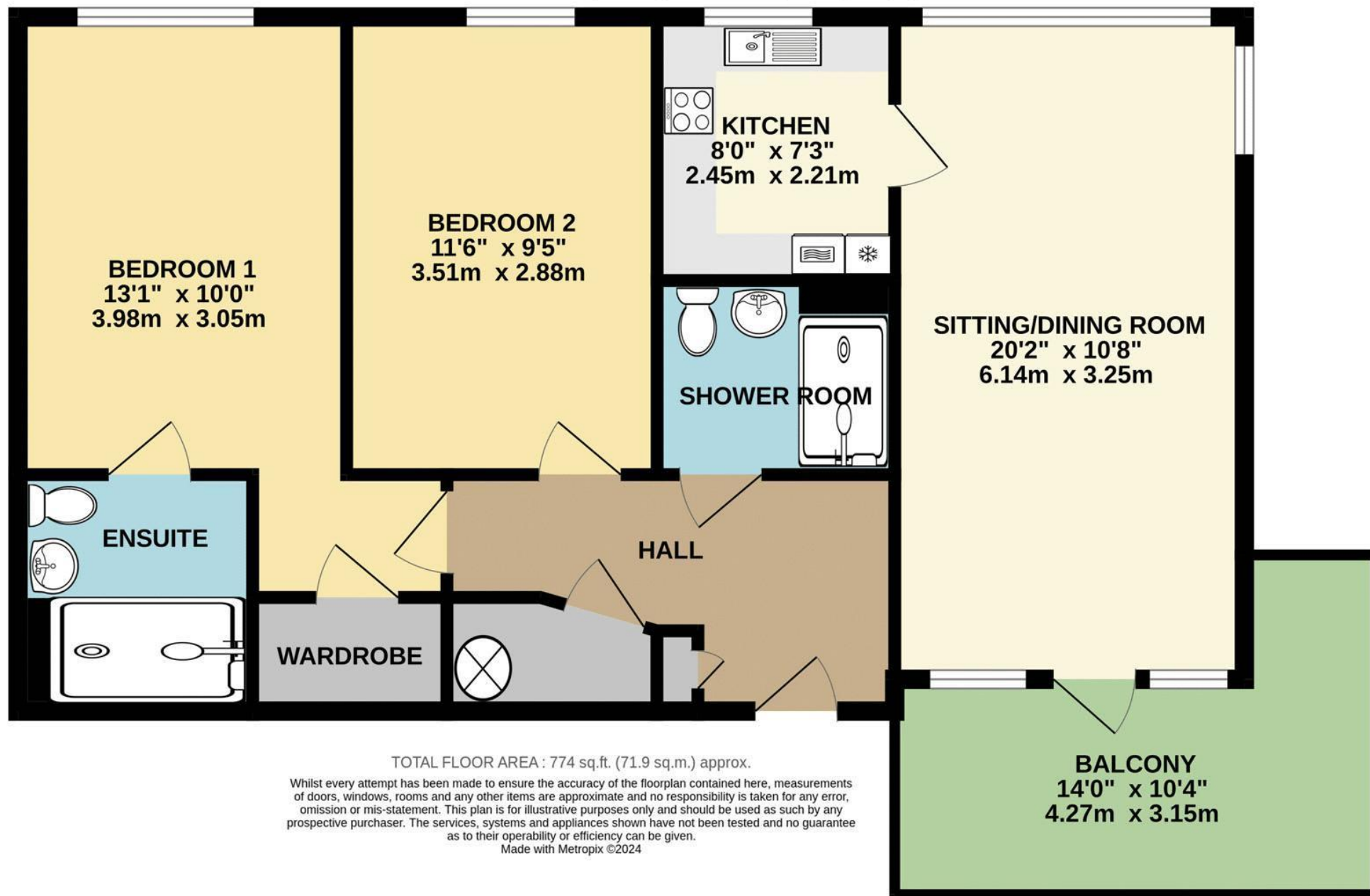
Ground rent: Approx. £495.00 per annum.

Council Tax Band: D

Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.



We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com













Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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