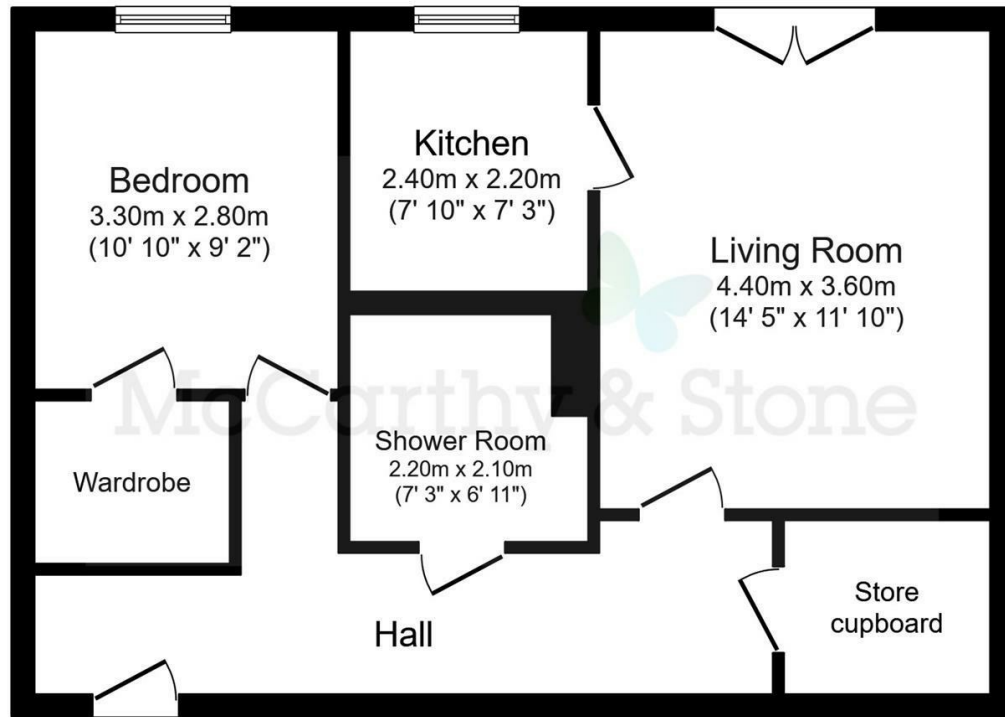


21 Cranberry Court

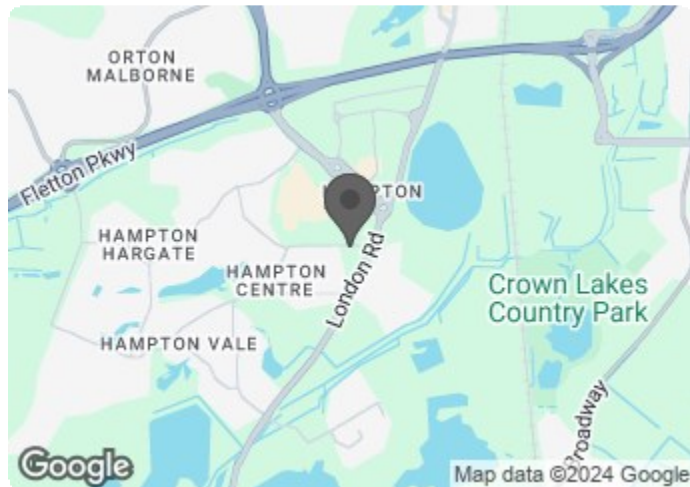
Kempley Close, Peterborough, PE7 8QH



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Asking price £212,000 Leasehold

SUPERBLY presented, first floor SOUTH FACING apartment benefitting from a JULIET BALCONY, with GARDEN VIEWS. The apartment comes complete with a allocated CAR PARKING SPACE. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL EVENTS take place. ~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

Call us on 0345 556 4104 to find out more.

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# Kempley Close, Hampton Centre, Peterborough

## Cranberry Court

Cranberry Court was built by McCarthy and Stone and designed specifically for independent retirement living for the over 60's. The development consists of 45 one and two bedroom apartments with design features to make day-to-day living easier and won Housing for Older People Award 2019. The apartment boasts Sky/Sky+ connection points in the living room and secure camera entry system. The dedicated House Manager is on site during their working hours to take care of the running of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the Home Owners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Home Owners lounge provides a great space to socialise with friends and family. It is a condition of the purchase that residents must meet the age requirement of 60 years or over.

## Local Area

Hampton is a growing township a few miles to the south of historic cathedral city Peterborough, in the picturesque county of Cambridgeshire. Footpaths wind around the beautiful green spaces and lakes that surround the new-build homes. Served by the Serpentine Green shopping centre, this township is an ideal place to downsize and enjoy a comfortable retirement in one of our McCarthy & Stone Retirement Living apartments. Local footpaths connect the neighbourhood with its own shops, including a Co-op convenience store and an Aldi. For those looking for something larger, the Serpentine Green shopping centre is only 450m away, containing a large Tesco Extra hypermarket, a Boots, Marks and Spencer, Costa Coffee. A healthcare centre, a hairdresser's and a GP's office can also be found at Serpentine Green.

## Apartment Overview

A beautifully presented one bedroom apartment benefitting from a bright and spacious living room boasting a Juliet balcony and enjoying garden views. The apartment further benefits from

a modern kitchen has built in appliances, a contemporary shower room and a large walk-in wardrobe in the bedroom. An allocated car parking space is included.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/utility room with a washer/dryer. Illuminated light switches, smoke detector, apartment security door entry. Ceiling spotlights. Doors lead to the living room, bedroom and shower room. Upgraded 'Fischer' electric wall mounted heater.

## Living Room

A spacious south facing living room which has ample space for a dining table and French doors to a Juliet balcony providing views towards the rear communal gardens and plantation shutters. TV and telephone points, Sky/Sky+ connection point. Two light fittings. Fitted carpets, raised electric power sockets. Upgraded 'Fischer' electric wall mounted heater. Partially double glazed doors lead onto a separate kitchen.

## Kitchen

Fitted with a range of cream fronted wall, pan drawers and base units, with wood effect roll top work surfaces over with upstand. Inset Bosch electric oven with standing over for microwave, four ring electric Bosch hob with glass splash back and extractor hood over. Stainless steel sink unit with mixer tap over with garden facing window above with Plantation shutters. Recessed integral fridge freezer and Bosch dishwasher, tiled floor, over counter lighting, spot lighting and ventilation system.

## Bedroom

Bright and airy double bedroom with a spacious the walk-in wardrobe housing hanging rails and shelving. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, plantation shutters, raised electric power sockets. Dimplex electric wall mounted heater.

## Shower Room

Fully fitted suite comprising of a double walk-in shower. Low level WC, vanity unit with wash basin with cupboards beneath and fitted mirror light over. Medicine cabinet. Contemporary half height tiling to walls with matching floor tiles, wall mounted

# 1 bed | £212,000

chrome towel radiator, ventilation system shaving point and down lighting.

## Car Parking

The apartment comes with an allocated car parking space in the private car park.

## Service Charge

Building and systems maintenance  
Contract cleaning of communal areas  
Upkeep of gardens and grounds  
Water rates  
Electricity, heating, lighting and power to communal areas  
Comprehensive insurance of the building and contents of communal areas  
24hr emergency monitoring service  
Contingency fund

Service charge: £2,681.68 for financial year ending 30/06/2025.

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs. (Often offset by Government Entitlements e.g., Attendance Allowance £3,500-£5,200).

## Lease Information

Lease length: 999 Years from June 2018  
Ground rent: £425 per annum  
Ground rent review date: Jan 2033

## Additional Service

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs.  
**\*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.  
**\*\* Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.  
**\*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

