

16 Eastry Place

35-41 New Dover Road, Canterbury, CT1 3AT

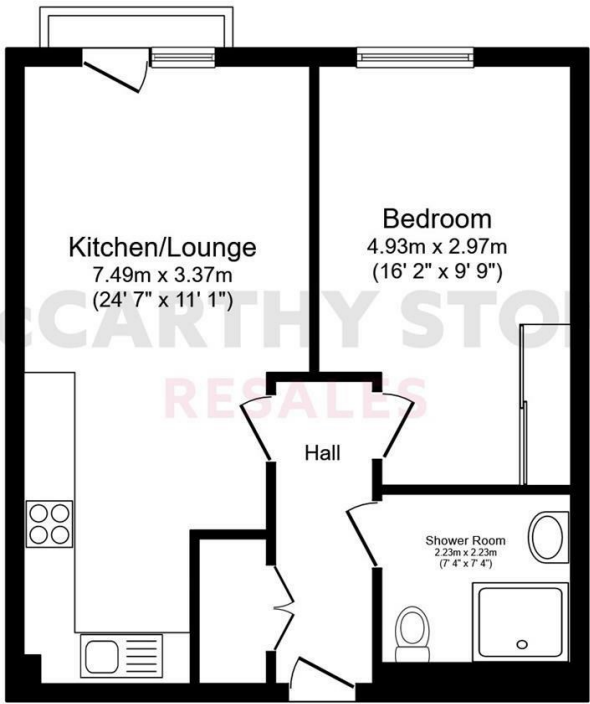


Asking price £345,000 Leasehold

A FANTASTIC ONE BEDROOM APARTMENT WITHIN A RETIRMENT LIVING PLUS DEVELOPMENT

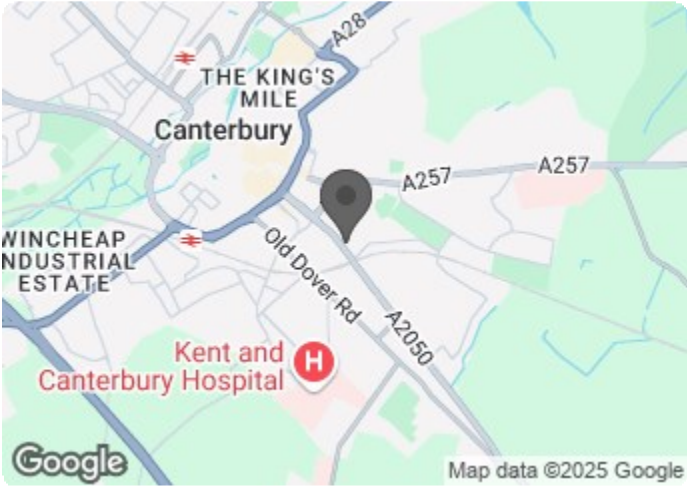
Call us on 0345 556 4104 to find out more.

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Total floor area 46.7 m<sup>2</sup> (503 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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# Eastry Place, New Dover Road, Canterbury

1 bed | £345,000

## SUMMARY

This development of retirement properties on the New Dover Road in Canterbury includes a mix of 50 one and two bedroom Retirement Living PLUS properties that all benefit from fantastic views, a location close to the city centre and excellent transport links. Our Retirement Living PLUS properties are built with the over-70s in mind. As a result, they're designed to include a number of key features that allow you to live independently, while also providing you with the help and support you may require. This means that you can keep your freedom but also have the knowledge that tailor-made help and support is available, should it be required.

In addition, with our retirement properties in Canterbury, you'll never feel like you're sacrificing anything, as the development includes everything you could possibly need to enjoy a full and active retirement, including a bistro, a salon and 24-hour staffing. There's even a guest suite for when family and friends come to stay.

Plus, these retirement properties in Canterbury provide you with the perfect opportunity to downsize. Although you'll still own your own property, you'll be free from the responsibility of maintaining a large family home, as all of the exterior maintenance will be taken care of for you.

All homeowners also receive extra domestic support each week. You can decide what support you require, from help with shopping to support with the dishes or dusting. This means you can spend more time socialising on the development, becoming embedded in the local community and enjoying your retirement.

## HALLWAY

The hallway provides access to the living/ dining room/ kitchen, the shower room and the bedroom. Benefiting from a large walk in airing cupboard housing the boiler and electrics.

## KITCHEN

Comprises of white gloss wall and floor mounted units, a wood effect worktop, a four ring radiant ceramic hob with a stainless steel extractor fan over and splash back. Built in fridge/ freezer, microwave and separate built in oven. Sink with draining board.

## LIVING/ DINING ROOM WITH JULIET BALCONY

The living/ dining room is carpeted. The room is very light due to the double glazed patio door providing access to the Juliet balcony over looking the communal gardens. Power points, TV and phone point, light fittings.

## BEDROOM

A bright and spacious double bedroom, benefiting from carpets, power points, light fittings. A mirrored sliding door wardrobe with rails and drawers.

## PARKING

Apartment 16 has a parking space included within the sale of this property

## LEASEHOLD

999 year lease from 01/01/2023  
Lease end date: 31 December 3021  
Ground rent review: Jan-38

## SERVICE CHARGE BREAKDOWN

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas

- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Restaurant staffing
- The service charge includes one hour of domestic assistance per a week. Extra care packages available by arrangement (additional charge applies)

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your property consultant or estates manager.

Service Charge: £10,116.30 per annum (for financial year ending 28/02/2025)

## Additional Information & Services

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

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled to, to support you with service charges and living cost's.

**\*\* 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

