

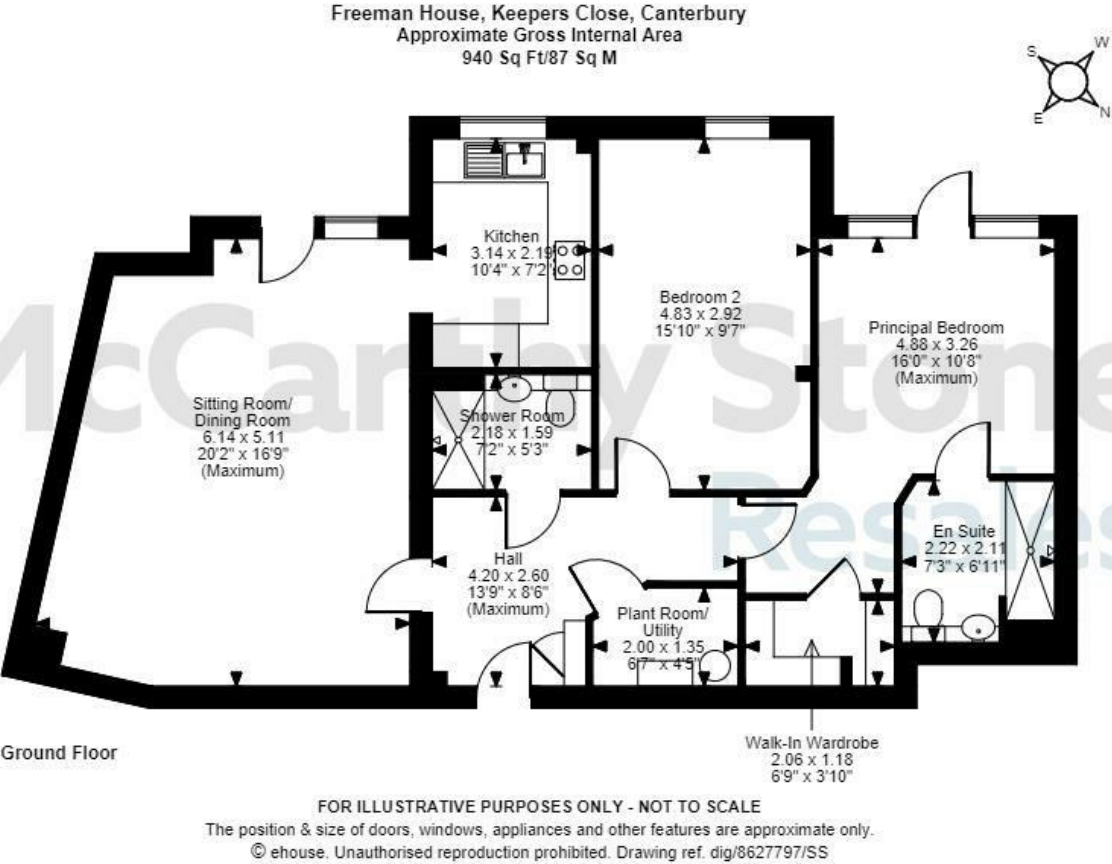
6 Freeman House

Keepers Close, Canterbury, CT1 3YG



Asking price £500,000 Leasehold

A TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT - VIEWS OVER THE CRICKET GROUNDS.



Council Tax Band: D



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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Freeman House, Keepers Close, Canterbury

Freeman House is a Retirement Living development, brought to you by McCarthy & Stone. The development offers a selection of one and two bedroom Retirement Living apartments and is situated in the picturesque Cathedral city of Canterbury. Bordering The Spitfire Ground, home of Kent County Cricket and located less than a mile from the city centre, Freeman House has all the amenities you could want close by. What's more, McCarthy & Stone apartments are designed to make it easy for you to live independently with every home comfort. Designed exclusively for the over 60s, our Retirement Living development gives you the best of both worlds. You have the benefit of owning your own home, free from worries of external maintenance or gardening - and the dedicated House Manager oversees the smooth running of the development.

ENTRANCE HALL

Front door with spy hole leads to the entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with tiled flooring housing the hot water tank, Vent-Axia system and the NEFF washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the two bedrooms, lounge and shower room.

LIVING ROOM

A well-proportioned living room with double glazed window and patio door opening onto a private patio area with a South Westerly aspect benefiting from uninterrupted views of the Kent County cricket ground. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets.



KITCHEN

Modern fitted kitchen with a range of low and eye level units and drawers with co-ordinated work surfaces. Electrically operated UPVC double glazed window with a South Westerly aspect. Stainless steel sink with mono lever tap and drainer. NEFF eye level oven, fitted microwave, ceramic hob, cooker hood and integral fridge freezer and under pelmet lighting.

BEDROOM ONE

A larger than average double aspect bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, floor to ceiling windows and double doors leading onto a patio with Southerly aspect and further floor to ceiling windows and door leading onto another patio providing good natural light, door to en-suite shower room.

EN-SUITE

Tiled with slip resistant floor tiling, walk-in with level access shower. Underfloor heating and grab rails. WC and Vanity unit with sink, heated towel rail, and shaver socket. Emergency pull cord.

BEDROOM TWO

Well proportioned second bedroom with window having a South Westerly aspect and views of the landscaped gardens. Ceiling lights, TV and phone point.

SHOWER ROOM

Tiled with slip resistant floor tiling, walk-in level access shower. Underfloor heating and grab rails. WC and pedestal wash hand basin, mirror, heated towel rail, and shaver socket. Emergency pull cord.

CAR PARKING

This property comes with its own allocated space.

SERVICE CHARGE

Service Charge



2 bed | £500,000

- 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

Service charge of £3,448.36 per year (until financial year ending 30/06/2025).

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

LEASEHOLD

Lease 150 Years from 2015
Ground rent £495
Ground rent review: Dec-30

ADDITIONAL INFORMATION AND SERVICES

- Superfast 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

