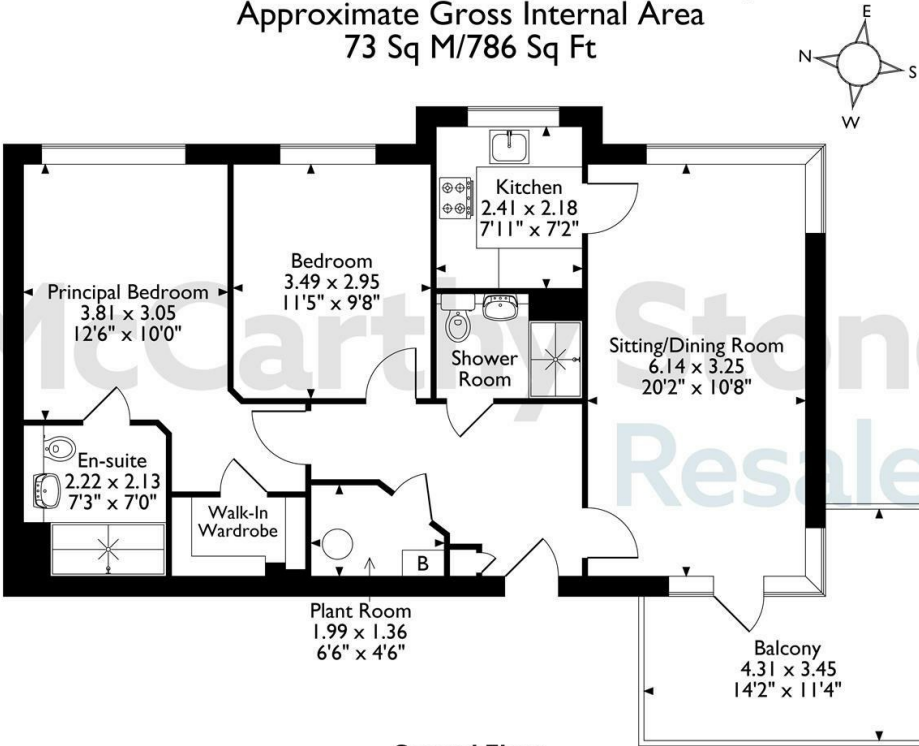


34 Freeman House, Keepers Close, Canterbury, Kent  
Approximate Gross Internal Area  
73 Sq M/786 Sq Ft



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | 82                         | 82        |
| (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 |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



### 34 Freeman House

Keepers Close, Canterbury, CT1 3YG



Asking price £495,000 Leasehold

A truly IMMACULATELY PRESENTED and spacious TWO BEDROOM, TWO SHOWER ROOM retirement apartment, benefitting from being on the SECOND FLOOR, boasting an ENVIABLE CORNER POSITION, with direct access from the DUAL ASPECT Living Room onto a BALCONY OVERLOOKING THE CRICKET GROUND! In addition, this apartment has BRAND NEW CARPETS THROUGHOUT.

The excellent communal facilities include; a HOMEOWNERS LOUNGE with a TERRIFIC TERRACE, a House Manager on site during office hours & 24 hour Careline System for PEACE-OF-MIND, a wonderful GUEST SUITE for visiting family and friends, LANDSCAPED COMMUNAL GARDENS, and more!

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# Freeman House, Keepers Close, Canterbury

### Development Overview

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,

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.

This popular development 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. A much talked about feature of Freeman House is the communal lounge on the first floor with an extensive terrace for a ringside seat to enjoy the cricket on match days. The Homeowners' lounge also provides a great space to socialise with friends and family and, if your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (fees apply and subject to availability).

There is a dedicated House Manager on site during working hours to take care of things and make you feel at home. For your peace of mind the development has camera door entry and 24-hour emergency call system, and lift access to all floors. The service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. The energy costs of the homeowners lounge and other communal areas are also covered.

### Apartment Overview

Apartment 34 is an immaculate retirement apartment located on the second floor and boasts spacious accommodation and brand new carpets throughout. The property briefly comprises; dual aspect living room with a balcony which overlooks the Cricket Ground, a modern fitted kitchen, two double bedrooms, two shower rooms (one being en-suite), and useful storage. Additional features include; illuminated light switches, raised power sockets, electronically operated kitchen window, and emergency pull cords in the shower rooms.

### Entrance Hallway

Front door with spy hole leads to the entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing

cupboard, housing the hot water tank, Vent-Axia system (serviced annually) and the washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom, 24-hour careline system and emergency pull cord. Doors lead to the bedrooms, lounge and shower room.

### Living Room

A bright and spacious dual aspect living room with floor to ceiling double glazed windows to front elevation and further windows and patio door to rear directly opening onto a balcony with a view of the Cricket Ground. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights, underfloor heating, brand new carpet, and raised electric power sockets. Partially glazed door leads into a separate kitchen.

### Kitchen

Modern fitted kitchen with a range of wall and base units and drawers with complimentary work surfaces over. Stainless steel sink with mono lever tap and drainer sits below the electrically operated UPVC double glazed window. Eye level oven, fitted microwave, ceramic hob, cooker extractor hood and integral fridge freezer. Under pelmet lighting and tiled floor with underfloor heating.

### Bedroom One

A spacious double bedroom boasting door to walk-in wardrobe housing rails and shelving. Large window, underfloor heating, ceiling lights, TV and phone point. Door to en-suite,

### En-suite

Extensively tiled with slip resistant floor tiling, the shower room comprises; walk-in level access shower with glass screen, WC and vanity unit with sink inset, mirror and shaver socket. Emergency pull cord, heated towel rail, underfloor heating and grab rail.

### Bedroom Two

Well proportioned second bedroom which could alternatively be used as another reception room, office or hobby room. Window, ceiling lights, TV and phone point.

### Shower Room

Another extensively tiled shower room with slip resistant floor tiling. The shower room comprises; shower enclosure with glass screen, WC and vanity unit with sink inset, mirror and shaver socket. Emergency pull cord, heated towel rail, underfloor heating and grab rail.

### Car Parking

This property comes with its own allocated space.

### Service Charge (breakdown)

- Cleaning of communal windows

## 2 Bed | £495,000

- 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 £3,905.77 per year (until financial year ending 30/06/2026).

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

### Lease Information

Lease Length: 150 years from 2015

Ground rent: £495

Ground rent review: Dec-30

### Additional Information & Service

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

\*\* Entitlements Service\*\* Check out benefits you may be entitled to.

\*\* 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

