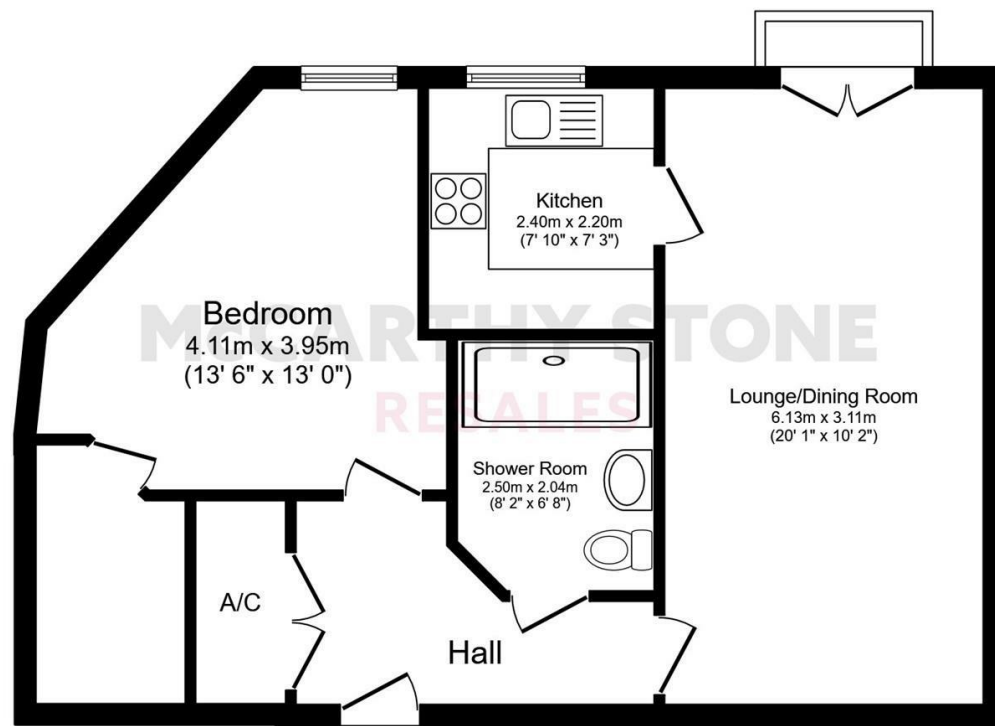


McCARTHY STONE RESALES

18 CRANBERRY COURT KEMPLEY CLOSE, PETERBOROUGH, PE7 8QH



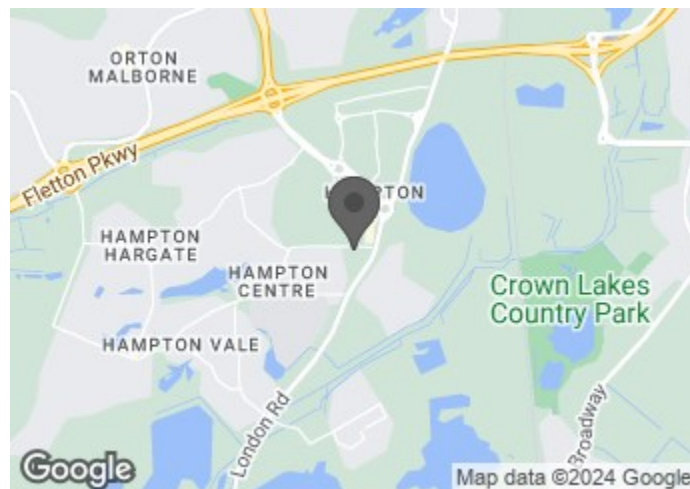
Total floor area 55.0 sq.m. (592 sq.ft.) approx

Printed Contact Details...

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) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

McCARTHY STONE RESALES

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A wonderfully presented BRIGHT AND AIRY SOUTH FACING one bedroom retirement property located on the FIRST FLOOR with access to a JULIET BALCONY with views towards the REAR GARDENS.

~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

ASKING PRICE £170,000 LEASEHOLD

For further details, please call **0345 556 4104**

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KEMPLEY CLOSE, HAMPTON CENTRE, PETERBOROUGH, PE7 8QH

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 and Costa Coffee. There is a wonderful pub called The Mulberry Tree Farm only a short walk away and popular with the residents. Dobbies Garden Centre also offers a fantastic Afternoon Tea. You also have The Harvester and Toby Carvery nearby. A healthcare centre, a hairdresser's and a GP's office can also be found at Serpentine Green.

ENTRANCE HALL

Front door with spy hole leads to the large 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/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. Electric heater.

LIVING ROOM

A spacious south facing living room which has ample space for a dining table. Double glazed French doors which open onto a Juliet balcony, which allows plenty of natural light in and provides views towards the rear gardens. TV and telephone points, Sky/Sky+ connection point. Two light fittings. Fitted carpets and curtains, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen. Electric heater.

KITCHEN

This kitchen benefits from a south facing kitchen window there is a view of the communal gardens. 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. Recessed integral fridge freezer. Over counter lighting and ceiling spot lighting, tiled floor and ventilation system.

BEDROOM

Double bedroom with door to the spacious walk-in wardrobe housing hanging rails and shelving. This room has a sunny south facing aspect with views towards the rear gardens. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, raised electric power sockets. Electric heater.

SHOWER ROOM

A modern 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. Contemporary half height tiling to walls with matching floor tiles, wall mounted chrome towel radiator, ventilation system shaving point and down lighting.

1 BED | £170,000

CAR PARKING

A car parking space can be purchased as a separate transaction. Please speak to your House Manager for further information.

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 £2,705.78 for financial year ending 30/06/2024.

****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: Annual Charge of £425

ADDITIONAL SERVICES

**** 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

