



18 Cranberry Court, Kempley Close, Hampton Centre,
Peterborough, PE7 8QH

 **NEWTON FALLOWELL**



Key Features

- Over 60's First Floor Apartment with Lift Access
- Designed for Independent Retirement Living
- Spacious Lounge Diner with Juliet Balcony
- Modern Kitchen & Shower Room
- Double Bedroom with Built-In Storage
- Residents' Lounge & Communal Gardens
- 24 Hour Emergency Call System
- EPC Rating B
- Leasehold

Offers In The Region Of £165,000





This OVER 60's first floor apartment benefits from LIFT ACCESS and is designed for INDEPENDENT RETIREMENT LIVING, situated within Cranberry Court which was built by the award winning McCarthy & Stone. The development comprises of 45 apartments, which benefit from an on-site House Manager, secure camera door entry, 24 hour emergency call system, residents' lounge and communal landscaped gardens to be enjoyed. The apartment's accommodation comprises of an entrance hall, spacious lounge diner with Juliet balcony, modern fitted kitchen, double bedroom with built-in storage and a contemporary shower room with a walk-in shower.

Entrance Hall 12'0" x 7'0" (3.7m x 2.1m)

Lounge Diner 10'6" x 20'0" (3.2m x 6.1m)

Kitchen 7'0" x 8'0" (2.1m x 2.4m)

Bedroom 13'0" x 13'0" (4m x 4m)

Shower Room 7'0" x 7'0" (2.1m x 2.1m)

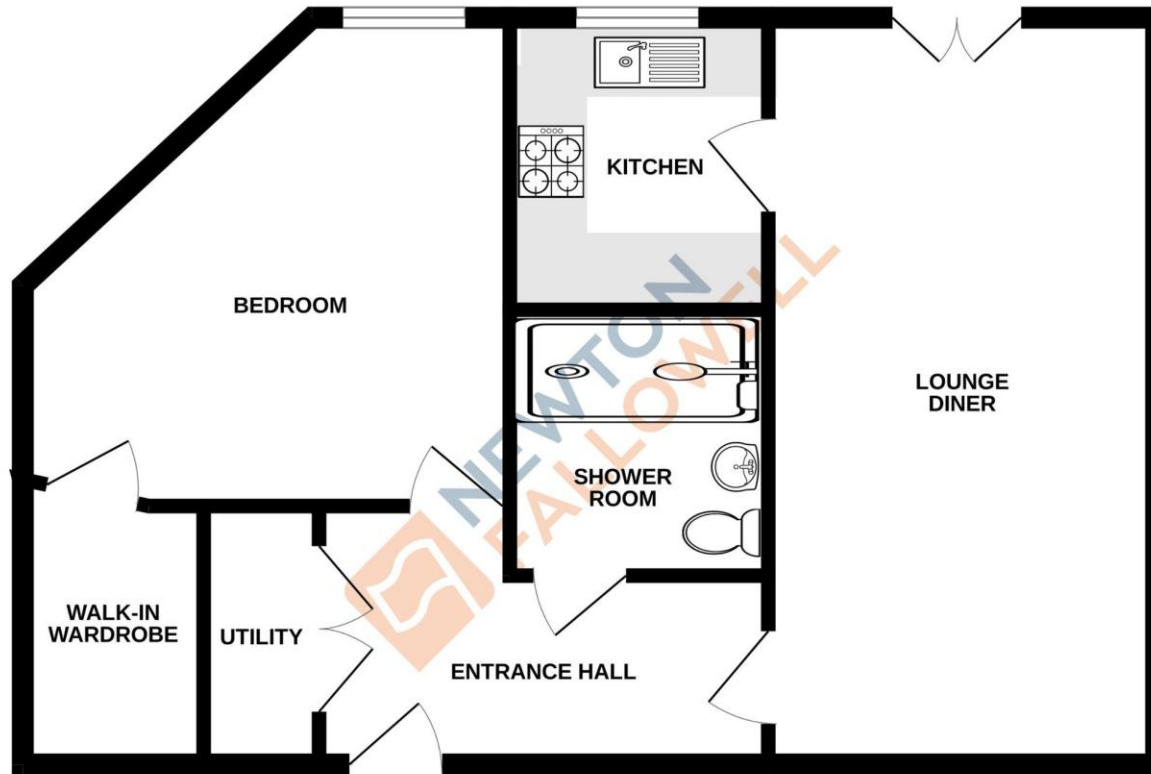
Parking

A car parking space may be available to purchase via a separate negotiation.

Lease

The 999 year lease commenced from June 2018. An annual ground rent is payable of £425, whilst an annual service charge is payable of £2,705.78. The service charge payment includes building and systems maintenance, cleaning of communal areas, upkeep of gardens, water rates, electricity, lighting and heating of communal areas, buildings insurance, contents insurance of communal areas, 24 hour emergency monitoring service and contingency fund.

FIRST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: A

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

TOTAL FLOOR AREA : 585 sq.ft. (54.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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