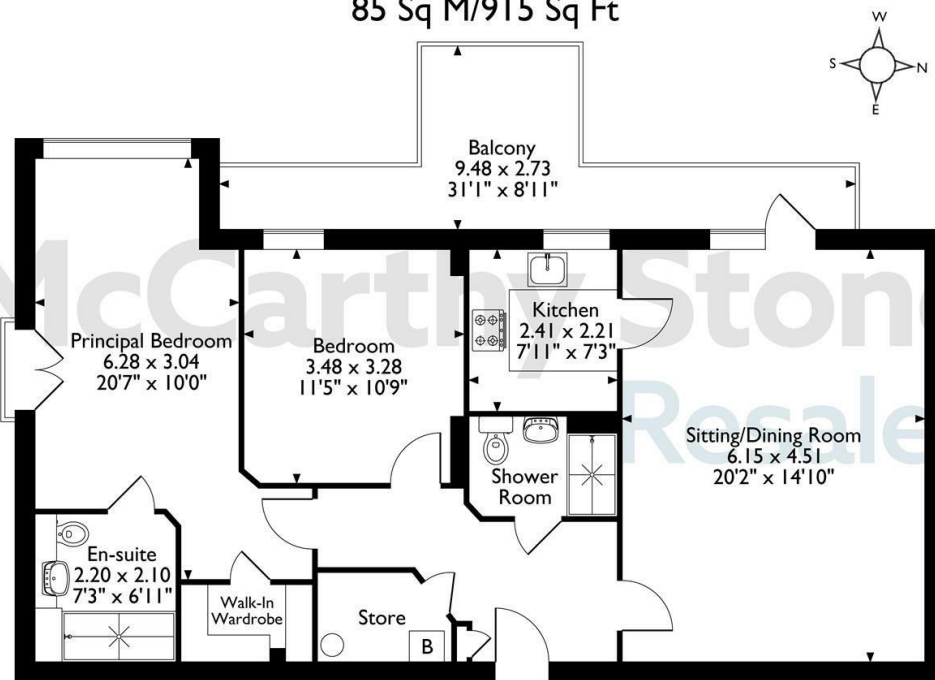


48 Freeman House, Keepers Close, Canterbury, Kent  
Approximate Gross Internal Area  
85 Sq M/915 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8695439/DST.

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>			
(69-80) <b>C</b>		<b>81</b>	<b>81</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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 48 Freeman House

Keepers Close, Canterbury, CT1 3YG



**Asking price £595,000 Leasehold**

A SUPERB bright and spacious TWO bedroom, TWO bathroom retirement apartment situated on the THIRD floor. This apartment boasts AMAZING VIEWS from a BALCONY overlooking the communal gardens and county cricket ground. FREEMAN HOUSE is a stunning McCarthy Stone Retirement Living development with an enviable location overlooking the cricket ground.

The excellent communal facilities include; a HOMEOWNERS LOUNGE with a TERRACE OVERLOOKING THE CRICKET GROUND, 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.**

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Registered in England and Wales No. 10716544



# Freeman House, Keepers Close, Canterbury, CT1 3YG

2 Bed | £595,000

## Summary

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. 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.

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 Hallway

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, 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 and spacious lounge with double glazed window and patio door opening onto a private balcony with amazing views overlooking the cricket ground. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed door leads onto a separate kitchen.

## 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 view of the cricket ground. 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 large and light double bedroom with dual aspect; double doors opening to a Juliette balcony, overlooking the communal grounds and floor to ceiling windows with a south-westerly aspect providing good natural light and fantastic views of the cricket ground. Door to en-suite shower room. Walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point.

## 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/Dining Room

Well proportioned second double bedroom that could also be used as an office or hobby room. 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.

## PARKING

A parking space is included within the sale of the property.

## 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

Service charge: £3,905,77 per annum (for financial year end 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 December 2015  
Ground Rent: £495 per annum  
Ground Rent Review Date: December 2030

