

Charles Bainbridge



Flat 44, Freeman's House Keepers Close,  
Canterbury, Kent, CT1 3YG

£390,000









A second floor apartment in a flagship purpose-built McCarthy & Stone complex set directly on the edge of the St. Lawrence Cricket Ground. The property provides spacious and well-appointed accommodation. There is a large sitting/dining room overlooking and opening onto a balcony and the adjoining kitchen is attractively fitted and includes a range of integral appliances. The main bedroom has a large window and a large ensuite shower room and a walk-in-wardrobe. There is a further double bedroom and separate shower room and useful walk-in utility cupboard which houses the hot water cylinder and electric boiler serving the underfloor heating system. The property also benefits from emergency pull cords, intercom to the main entrance gates and an unexpired NHBC cover, 10 years from 2017.

There are extensive residents facilities including a striking and spacious first floor communal residents' lounge affording magnificent views of the cricket ground, guests suites are available for booking and there is provision for electric mobility scooters. A dedicated House Manager is available to help five days a week. Externally the property is approached via a secure gated entrance and benefits from its own parking space, in the residents' car park. There are also additional visitors spaces and communal gardens.

The property offers the ultimate in retirement living in a unique location with the benefit of a nearby Sainsbury's local whilst still having easy access to Canterbury City centre either by bus or on foot. Kent & Canterbury and Chaucer Hospitals are also easily accessible. Canterbury west station provides High Speed rail services to London St. Pancras with a journey time of approx. 55 mins. Ashford International station is accessible to the west via the A28 and the Channel Ports of Dover and Folkestone to the south provide regular ferry and Channel Tunnel services to the Continent. The A2 gives easy access to the M2 motorway to the west and the M20 to the south.

Services: All mains services are understood to be connected to the property with the exception of gas.

Tenure: Leasehold

Lease term: 150 years from 17th December 2015

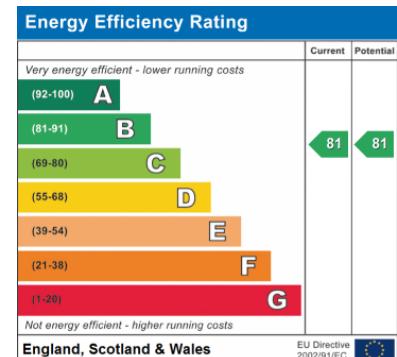
Service charge: Approx. £287.36 pcm

Ground rent: Approx. £247.50 paid every 6 months.

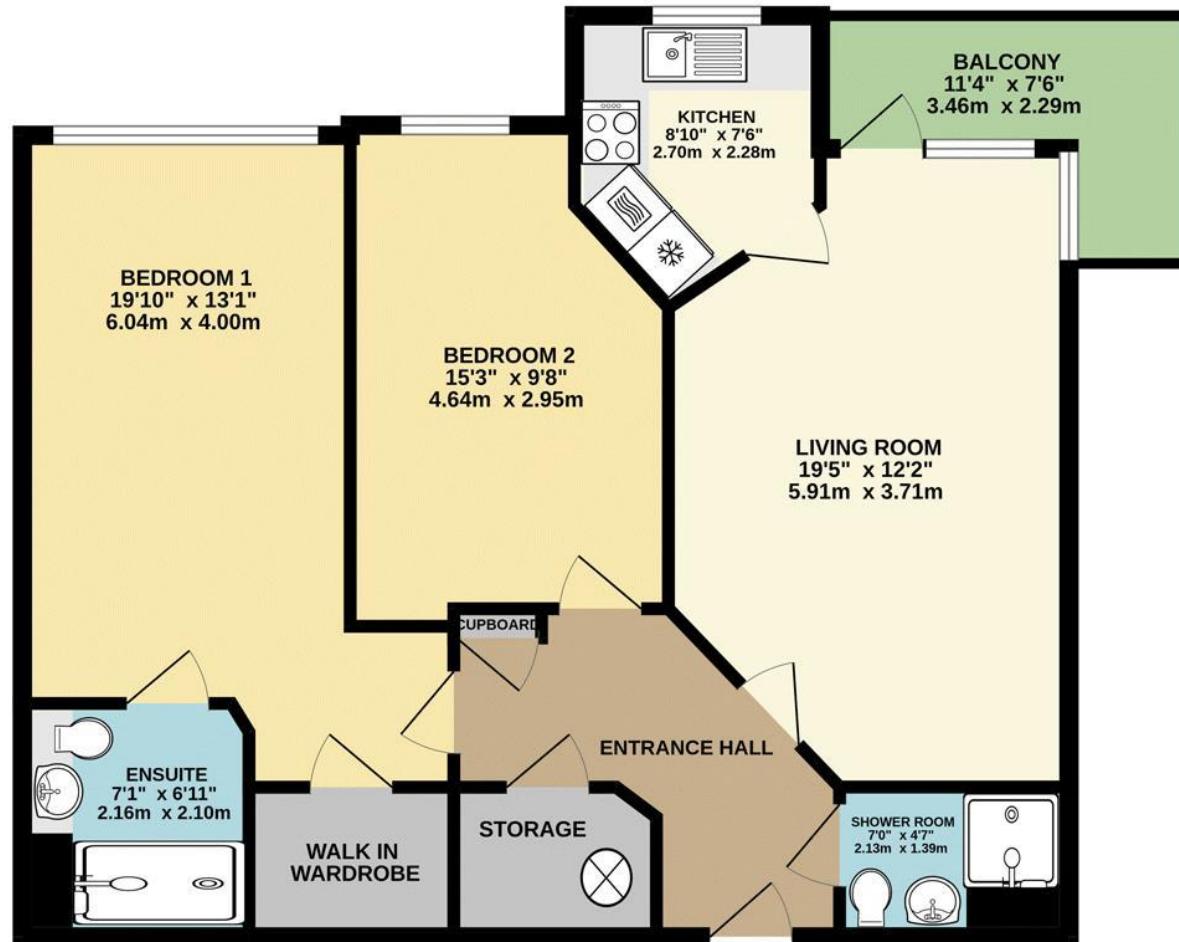
Council Tax Band: D

Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)



SECOND FLOOR  
794 sq.ft. (73.7 sq.m.) approx.

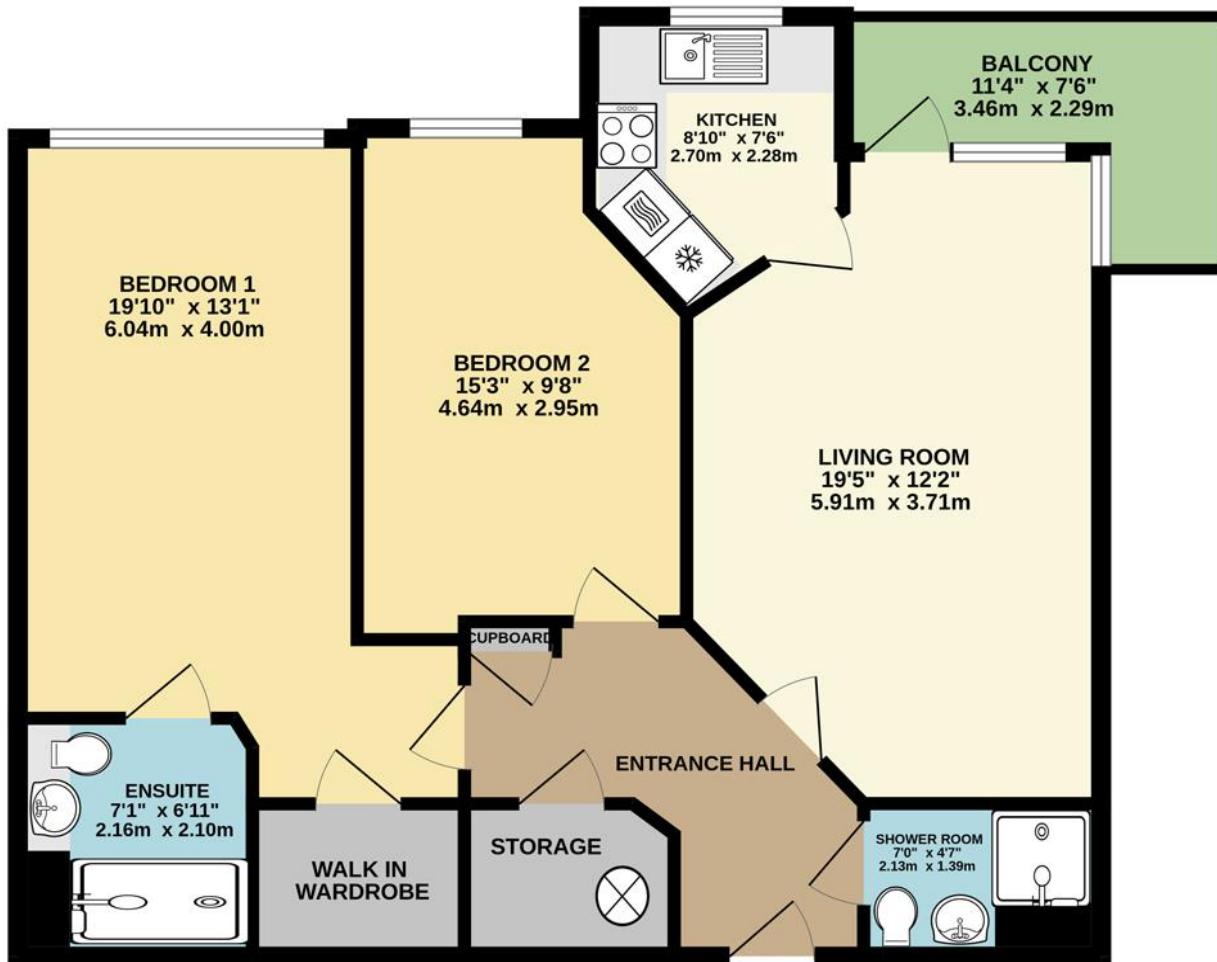


TOTAL FLOOR AREA : 794 sq.ft. (73.7 sq.m.) approx.

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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Communal residents' lounge







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These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.

Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

