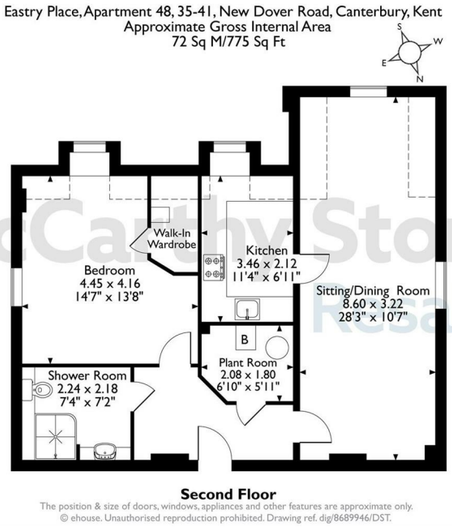
Excellent

Trustpilot

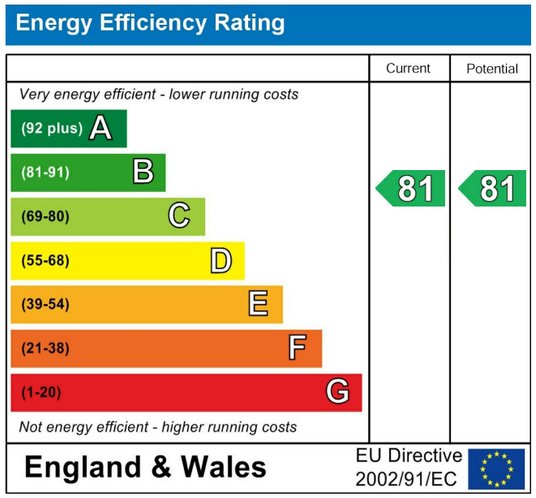
McCarthy & Stone
Resales.



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8689946/DST.





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. 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, wasted time or travel expenses. The details contained within this brochure 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.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







48 Eastry Place

35-41 New Dover Road, Canterbury, CT1 3AT

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 48 Eastry Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £250,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- One bedroom second floor apartment
- Modern, open plan living
- Dual-aspect windows in both Lounge and Bedroom
- Spacious double bedroom with built in wardrobe
- Retirement Living PLUS - exclusive for the over 70s
- Tailored domestic support and personal care available should you need it
- On-site chef-run bistro with changing seasonal menus
- Staff on-call 24/7 and dedicated Estate Manager to handle day-to-day running of the community
- Located near the historic Canterbury Cathedral
- Bus stop outside the development with regular buses into town

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

48 Eastry Place, Canterbury

1 | 1 | Asking price £250,000

Development Overview
Completed in 2022, Eastry Place is one of McCarthy Stone's latest Retirement Living PLUS developments, exclusive for the over 70s.

Boasting a mix of 50, one- and two-bedroom properties, this development is located on the outskirts of the city with superb shopping amenities and the local doctors surgery only a short walk away. Bus stops are located directly outside the property offering regular services to the historic city centre and excellent local and national transport links.

The superb communal facilities include; a subsidised on-site chef-run bistro with changing seasonal menus, a communal lounge with free Wi-Fi and a state-of-the-art audio and visual system where social events take place and lovely landscaped gardens.

There is a well equipped laundry room, a salon, and a mobility scooter storage & charging room. If your family or friends wish to stay, there is a beautiful guest suite which can be booked (fees apply). For peace-of-mind, there are staff on-call 24/7 and a dedicated Estate Manager who handles the day-to-day running of the community. In addition, there is a 24/7 call system and camera entry system, as well as lift access to all floors. One hour of domestic support per week is included in the service charge at Eastry Place, with additional services including care and support available at an extra charge. This can be from as little as 15 minutes per session, which can be increased or decreased to suit your needs.

Entrance Hallway
Front door with spy hole leads to the entrance hall, where there is illuminated light switches, a front door release with intercom, smoke detector and 24-hour emergency call button in place. The spacious hallway offers room for additional furniture or a desk setup, as demonstrated by the current homeowner's arrangement. From the hallway there is a walk-in storage/airing cupboard and doors leading to the living area, bedroom and shower room.

Living Room
A bright and spacious dual-aspect living room enjoying sunny south and west-facing outlooks. The room offers ample space for both lounge and dining areas, and benefits from TV and telephone points, two ceiling light fittings, and raised electric power sockets for added convenience.

Kitchen
The kitchen area boasts a contemporary range of pale grey wall and base units with complimentary work-surfaces. Amenities include; sink and drainer unit, Beko electric oven, four ring ceramic hob, cooker hood and integral fridge freezer. Wood effect flooring and spotlight light fitting.

Bedroom
A spacious double bedroom also benefiting from a dual aspect, offering a both south and east facing outlook. Door leads to a walk in wardrobe with hanging rails and shelving space. TV and telephone points, ceiling light fitting, raised electric power sockets and emergency pull cord.

Shower Room
A modern wet room style shower room, comprising; walk-in level access thermostatically controlled shower with grab rails and curtain, WC, and vanity wash-hand basin with fitted storage below and mirror above. Electric heated towel rail and emergency pull cord.

Lease Information
Lease Length: 999 years from January 2023
Ground rent review: 2038

Service Charge (breakdown)
What your service charge pays for:
- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration
- Cleaning of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.
Service Charge £11,420.04 per annum (for financial year ending 28/02/2027)
Ask about our free entitlements service to find out what benefits you may be entitled to.

Moving Made Easy & Additional Information
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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



