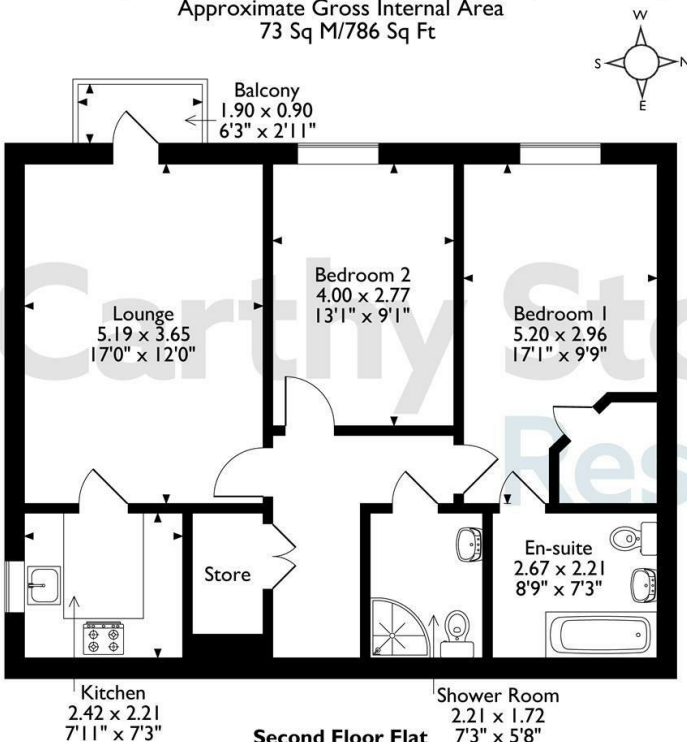


30 Cranberry Court

Kempley Close, Peterborough, PE7 8QH



30 Cranberry Court, Kempley Close, Hampton Centre, Peterborough
Approximate Gross Internal Area
73 Sq M/786 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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. Please contact the Property Consultant for further information. 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
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Asking price £260,000 Leasehold

A BEAUTIFULLY presented two bedroomed retirement apartment. This spacious apartment boasts a WALK-OUT BALCONY with WEST FACING views of the stupendous communal gardens. The master bedroom also not only has a WALK-IN WARDROBE but also an ENSUITE bathroom.

Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information

Call us on 0345 556 4104 to find out more.

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Cranberry Court, Kempley Close, Peterborough PE7 8QH

Cranberry Court

Cranberry Court was built by McCarthy 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 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, Boots, Marks and Spencer, Tui travel, Costa Coffee and Greggs. 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 lounge, bedrooms and guest cloak/shower room.

Lounge

A bright and spacious lounge which boasts a walkout balcony with west facing overlooking the communal gardens, the room provides ample space for a dining table. TV and telephone points, Sky/Sky+ connection point, two light fittings and raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Fitted with a range of cream fronted wall, pan drawers and base units, with roll top work surfaces over with upstand. Stainless steel sink unit with mixer tap over sits below the window. Inset Bosch electric oven with standing over for microwave and four ring electric Bosch hob with glass splash back and extractor hood over. Recessed integral fridge freezer, over counter and ceiling lighting and ventilation system. Built in dishwasher.

Master Bedroom

Generously sized bedroom with door to the walk-in wardrobe housing hanging rails and shelving. TV and telephone points, Sky/Sky+ connection point, ceiling light and raised electric power sockets. Door leading to ensuite bathroom.

Ensuite Bathroom

Fully fitted suite comprising of a bath with a handrail, 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.

Bedroom Two

Double second bedroom which could be used for dining, hobby or study room. Ceiling light and raised electric power sockets

Guest Shower Room

Fully fitted suite comprising of 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.

Service Charge

Building and systems maintenance
Contract cleaning of communal areas
Upkeep of gardens and grounds
Water rates

2 Bed | £260,000

Electricity, heating, lighting and power to communal areas
Comprehensive insurance of the building and contents of communal areas
24hr emergency monitoring service
Contingency fund

The annual service charge is £4,195.92 for the financial year ending 30/06/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information

Lease: 999 years from the 1st Jan 2018
Ground rent: £495 per annum
Ground rent review: 1st January 2033

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 speak with our Property Consultant today.

- Full Fibre Broadband
- Mains water and electricity
- Electric room heating (upgraded Fischer hot water and heating appliances)
- Mains drainage

