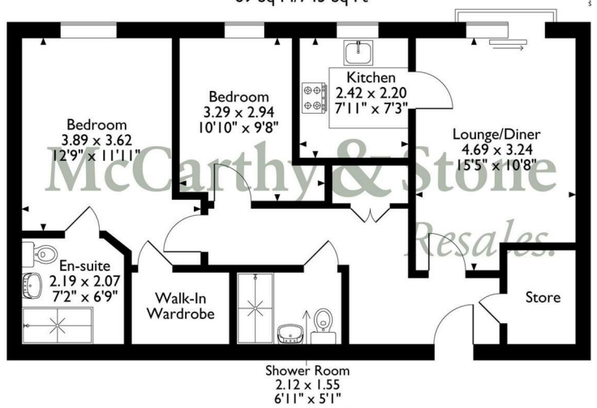
Excellent

Trustpilot

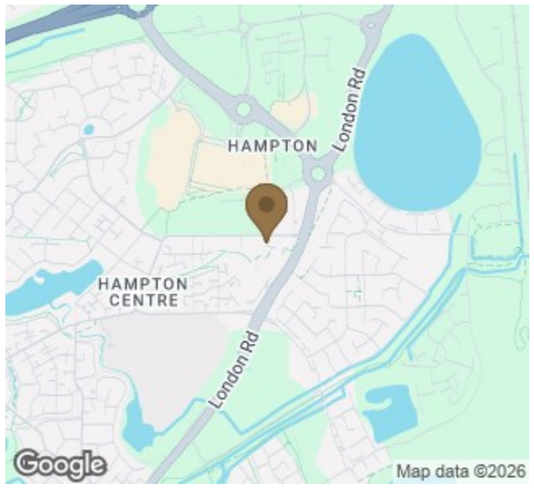
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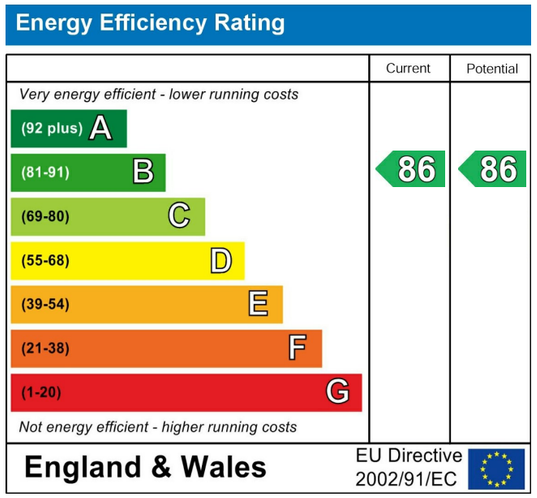
22 Cranberry Court, Kempley Close, Hampton Centre, Peterborough
Approximate Gross Internal Area
69 Sq M/743 Sq Ft



First Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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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







22 Cranberry Court

Kempley Close, Peterborough, PE7 8QH

2 | 2 | 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 22 Cranberry Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £240,000
Leasehold

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

Why you'll love living here:

- Two Bedroom, Two Bathroom
- No apartment above
- Homeowners' lounge
- Laundry room
- 24-Hour emergency call systems in communal areas
- Guest Suite
- Landscaped gardens
- Winner of Housing for Older People 2019
- House Manager
- Fire detection equipment

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

22 Cranberry Court, Peterborough

2 | 2 | Asking price £240,000

Cranberry Court
Cranberry Court is a McCarthy & Stone retirement development designed for independent living for those aged 60 and over. The development comprises 45 one and two bedroom apartments, with features designed to make everyday living easier.

Residents benefit from a dedicated House Manager, secure camera entry, 24-hour emergency call system and a communal Home Owners' Lounge, providing an ideal space to socialise with friends and family.

The service charge covers a range of costs including external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates and the upkeep of communal areas. The development was also recognised with the Housing for Older People Award in 2019.

Please note, residents must be aged 60 or over to purchase at the development.

Local Area
Enjoy a relaxed and rewarding retirement in Hampton – a welcoming community where everything you need is close to home.

Hampton is particularly well suited to retirement living, combining peaceful surroundings with excellent everyday convenience. With shops, cafés, restaurants and essential services nearby, you can enjoy the freedom of having your daily needs within easy reach, without having to travel far.

There are plenty of opportunities to meet friends, enjoy a coffee, have lunch or simply get out and about, while attractive green spaces and pleasant walking routes make it easy to enjoy some fresh air and stay active.

When you want a change of scenery, Peterborough city centre is easily accessible, offering a wider choice of shopping, restaurants, entertainment and cultural attractions. The excellent local connections also make it convenient to explore the surrounding area or visit friends and family.

For those looking to make the most of retirement, Hampton offers the perfect balance of independence, convenience and community – with plenty to see, do and enjoy right on your doorstep.

Apartment Overview
This beautifully presented two bedroom, two bathroom retirement apartment offers a wonderful combination of space, natural light and comfort, with windows creating a bright and welcoming atmosphere throughout. The spacious principal bedroom features a walk in wardrobe and a private ensuite bathroom, providing excellent storage and added convenience. The second bedroom and bathroom is ideal for guests and everyday living. At the heart of the apartment is a large, fully integrated kitchen, offering excellent storage, generous workspace and everything needed for comfortable modern living. With it's generous proportions, abundance of natural light, two bedroom and two bathrooms, excellent storage, this is a particularly appealing retirement home offering comfort, convenience and a wonderful sense of space. The apartment also benefits from not having another apartment above it.

Social Lifestyle
One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

But don't take our word for it, see what our homeowners have to say:

"Our social calendar is busier than ever, with something for all tastes and abilities."

Landscaped Gardens
One of the main social hubs of Cranberry Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

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

Service Charge (RL)
What your service charge pays for:

• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration 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 House Manager.

Annual Service Charge: £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.

Additional Information & Services
• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Moving Made Easy
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.













