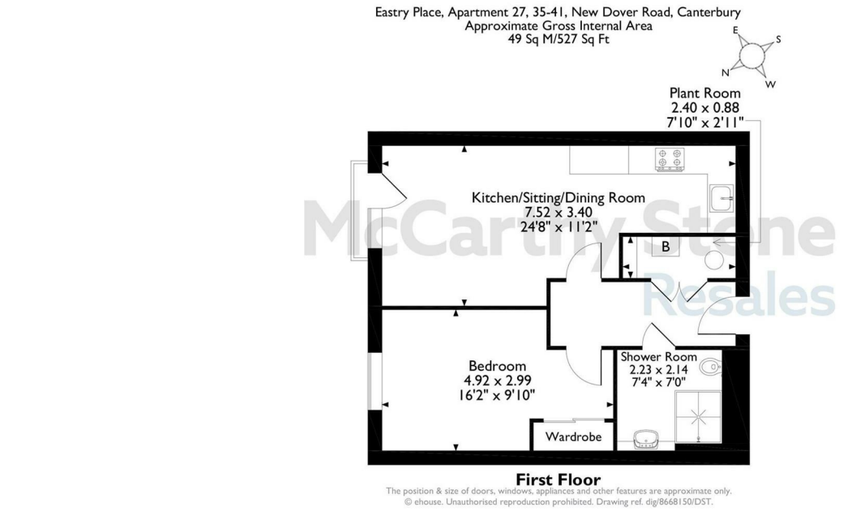
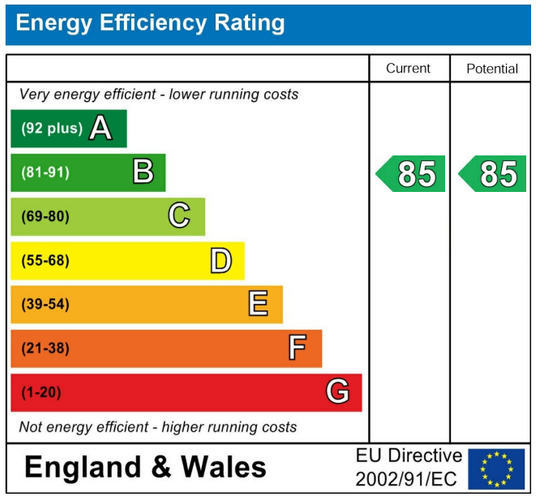
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







27 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 27 Eastry Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £275,000
Leasehold

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

Why you'll love living here:

- One bedroom first floor apartment
- Modern, open plan living
- Juliet balcony with garden views
- Spacious double bedroom & fitted wardrobe
- Social Home Owners Lounge
- Bistro Restaurant on site
- Beautiful maintained gardens
- 24/7 on site support
- Flexible care and support available
- Excellent transport links & close to amenities

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

27 Eastry Place, Canterbury

1 | 1 | Asking price £275,000

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.

Apartment overview
A welcoming entrance hall provides access to all principal rooms and benefits from a useful walk-in storage and airing cupboard. Immediately outside the apartment is a communal seating area, offering an additional space to relax and socialise with friends and fellow residents.

The bright and spacious room has been designed for comfortable modern living, and offers a fantastic modern open plan area, with a glazed door and full-height window allowing plenty of natural light to flood the room. A Juliet balcony enjoys attractive views over the communal gardens, creating a pleasant outlook throughout the year.

The contemporary kitchen is fitted with a stylish range of pale grey wall and base units, complemented by coordinating work surfaces. Integrated appliances include an oven, hob, microwave and fridge freezer, providing a practical and well-appointed cooking space and boasts wood effect flooring and spotlight light fitting.

The generously proportioned double bedroom features a large built-in wardrobe with sliding doors, providing excellent hanging and storage space.

Completing the accommodation is a modern wet room-style shower room, fitted with a level-access walk-in shower, WC and vanity wash hand basin with storage beneath and mirror above, offering both style and practicality.

Social Lifestyle
The Communal Lounge is at the heart of the community at Eastry Place and is where the majority of social gatherings take place. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Eastry Place serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit.

Landscaped Gardens
One of the main social hubs of Eastry Place 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 Length: 999 years from January 2023
Ground rent £435
Ground rent review : 01/01/2038

Service Charge (breakdown)
The service charge includes;
• 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
• One hour of domestic assistance per week

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 Estates Manager.

Service charge: £11,420.02 per annum (for financial year ending 28/02/27)

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.

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