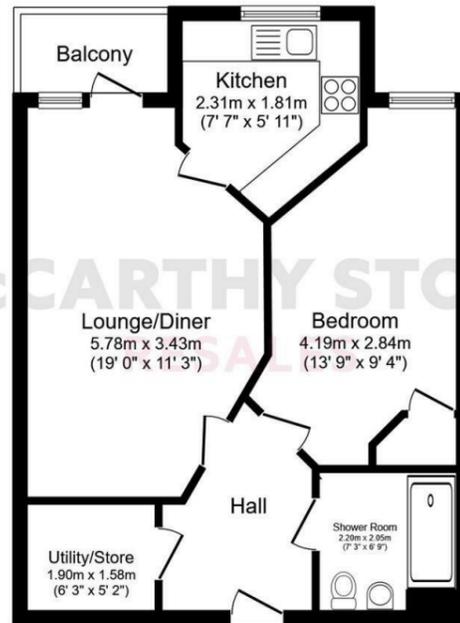


### 33 Cranberry Court

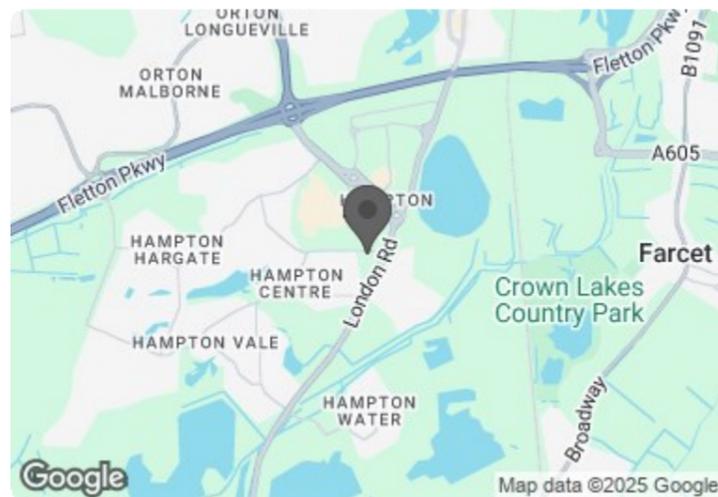
Kempley Close, Peterborough, PE7 8QH

PRICE  
REDUCED



Total floor area 50.9 m<sup>2</sup> (548 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

Council Tax Band: A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

PRICE REDUCTION

Asking price **£210,000 Leasehold**

SECOND FLOOR retirement apartment for the over 60's. WALK-OUT BALCONY, modern kitchen with BUILT IN APPLIANCES, double bedroom with a WALK-IN WARDROBE and a CONTEMPORARY SHOWER ROOM. the apartment has an ALLOCATED CAR PARKING SPACE.

Call us on **0345 556 4104 to find out more.**

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# Cranberry Court, Kempley Close, Hampton

1 Bed | £210,000

PRICE  
REDUCED

## Cranberry Court

Cranberry Court was built by McCarthy and 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 camera 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, a Boots, Marks and Spencer and Costa Coffee. 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 entrance hall - the 24-hour 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, bedroom and shower room. Electric heater.

## Living Room

A spacious lounge with a double glazed door opening onto a walk-out balcony. There's ample space for a dining table. TV and telephone points, Sky/Sky+ connection point. Two light fittings. Fitted carpets, & curtains, raised electric power sockets. Partially glazed doors lead onto a separate kitchen. Electric heater.

## Kitchen

Fitted with a range of cream fronted wall, pan drawers and base units, with wood effect roll top work surfaces over with upstand, inset Bosch electric oven with standing over for microwave. Stainless steel sink unit with mixer tap sits beneath a double glazed window with fitted blind. Over counter lighting, four ring electric Bosch hob with glass splash back and extractor hood over. Recessed integral fridge freezer, tiled floor, spot lighting, ventilation system.

## Bedroom

Good size bedroom with a double glazed window with fitted blind. Door to the walk-in wardrobe housing hanging rails and shelving. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, raised electric power sockets. Electric heater.

## Shower Room

Fully fitted suite with a double 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.

## Car Parking

The apartment has it's own allocated car parking space.

## Service Charge

Building and systems maintenance  
Contract cleaning of communal areas  
Upkeep of gardens and grounds  
Water rates  
Electricity, heating, lighting and power to communal areas

Comprehensive insurance of the building and contents of communal areas  
24hr emergency monitoring service  
Contingency fund

Service charge £2,681.68 for financial year ending 30/06/2025

## Ground Rent

Ground rent: £425  
Ground rent review: 1st Jan 2023.

## Lease Information

999 Years from June 2018

## Additional Services

\*\* Entitlements Service\*\* Check out benefits you may be entitled too, to support you with service charges and living costs.  
\*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.  
\*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.  
\*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

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

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



McCarthy Stone