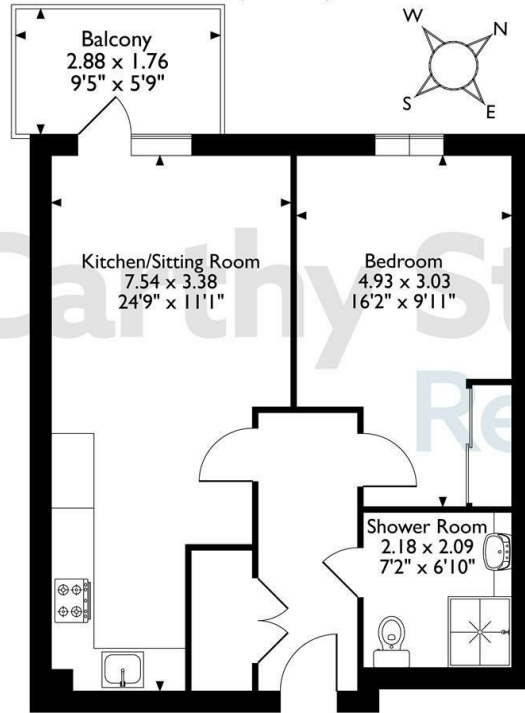


Eastry Place, Apartment 20, 35-41,
New Dover Road, Canterbury, Kent
Approximate Gross Internal Area
48 Sq M/517 Sq Ft



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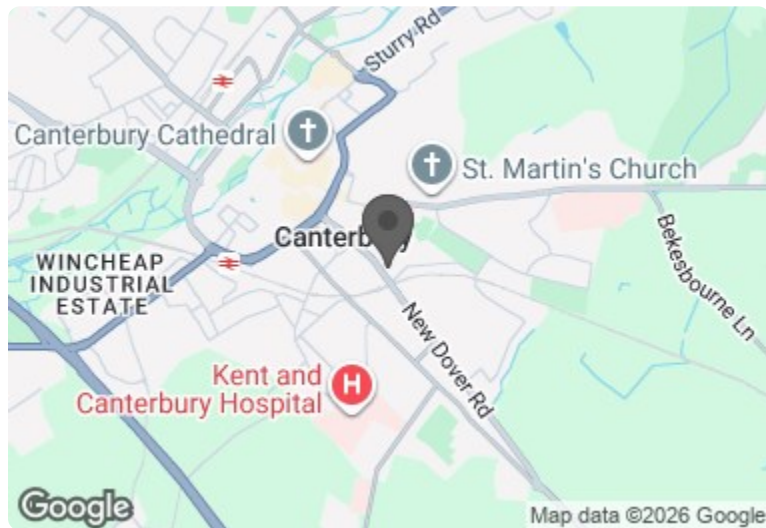
20 Eastry Place

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

PRICE REDUCED



Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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	



PRICE REDUCTION

Asking price £250,000 Leasehold

A SUPERB and MODERN one double bedroom retirement apartment, situated on the FIRST FLOOR of Eastry Place, a McCarthy Stone Retirement Living PLUS development. The apartment benefits from having a CAR PARKING SPACE, boasts modern open plan living, and a WALK-OUT BALCONY with a WESTERLY ASPECT and view of COMMUNAL GARDENS.

The EXCELLENT COMMUNAL FACILITIES include; an ON-SITE BISTRO serving fresh meals daily, a HOMEOWNERS LOUNGE where social events take place, LIFT access to all floors, 24 hour staffing and careline system for PEACE-OF-MIND, a SALON, a GUEST SUITE for visiting family and friends, LOVELY LANDSCAPED GARDENS, and more!

Call us on 0345 556 4104 to find out more.

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 that 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



Eastry Place, 35-41 New Dover Road,

1 Bed | £250,000

**PRICE
REDUCED**

Development Overview

Eastry Place on the New Dover Road in Canterbury is a McCarthy Stone Retirement Living PLUS development - exclusive for the over 70s.

The development boasts a mix of 50 one and two bedroom properties that benefit from fantastic views, a location close to the city centre and excellent 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.

Located near the historic Canterbury Cathedral, there is a bus stop outside the development with regular buses into town.

Entrance Hallway

Front door with spy hole leads to the entrance hall, where the 24-hour emergency response pull cord system is in place. From the hallway there is a door to a useful, walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, and apartment security door entry system with intercom. Doors lead to the living area, bedroom and shower room.

Open Plan Kitchen/Living Room

A bright and spacious room which offers fantastic modern open plan living.

The living area benefits from a patio style double glazed door and tall window which allows ample natural light in, and opens directly onto the Westly facing walk-out balcony which overlooks communal gardens. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets.

The kitchen area boasts a contemporary range of pale grey wall and base units with complimentary worksurfaces over, and sink and drainer unit inset. Built in appliances include; a microwave, electric oven, ceramic hob, cooker hood and integral fridge freezer. Wood effect flooring and spotlight light fitting.

Bedroom

A spacious double bedroom of very good proportions with large built in mirror sliding door wardrobes, as well as fitted bedside tables and chest of draws. Window, ceiling lights and raised power & BT points.

Shower Room

A modern wet room style shower room, comprising of; 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. Extensively tiled walls and wet room flooring. Electric heated towel rail and emergency pull cord.

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)

Additional Information & Services

- TBC Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Car Parking

This apartment is being sold with a car parking space

