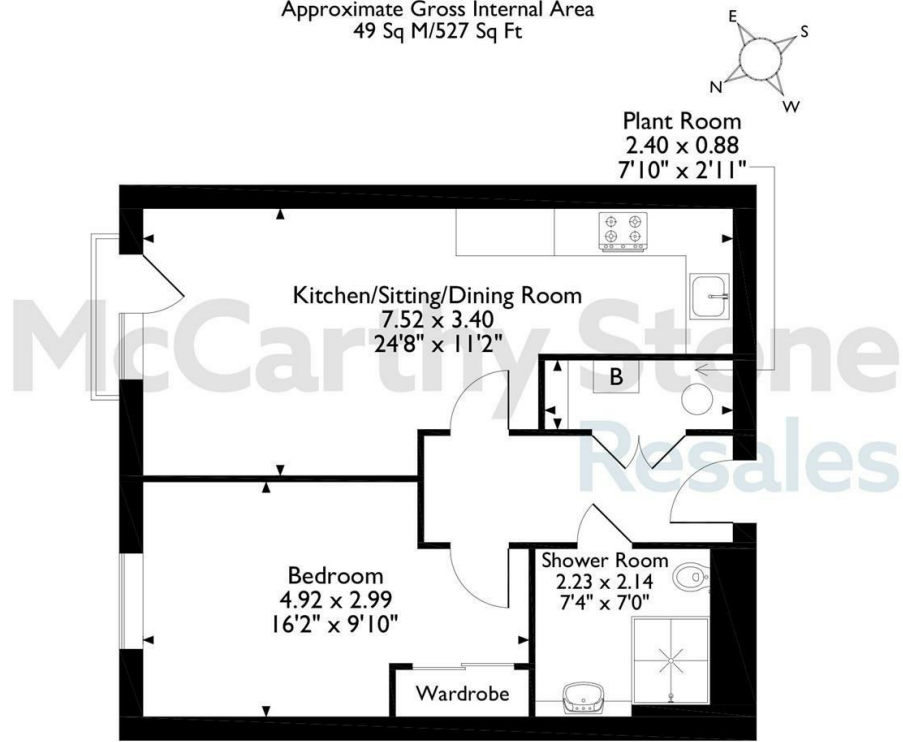
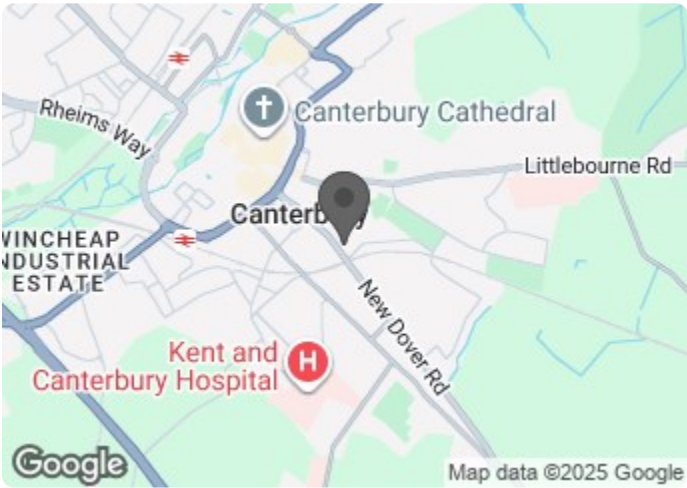


Eastry Place, Apartment 27, 35-41, New Dover Road, Canterbury
Approximate Gross Internal Area
49 Sq M/527 Sq Ft



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



Asking price £325,000 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 boasts modern open plan living, and a Juliet Balcony from the living area with views over the 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!

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Eastry Place, 35-41 New Dover Road, Canterbury

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.

Entrance Hallway

Front door with spy hole leads to the entrance hall, where there is illuminated light switches, a front door release with intercom, smoke detector and 24-hour emergency call button in place. From the hallway there is a walk-in storage/airing cupboard and doors leading to the living area, bedroom and shower room.

There is also a communal seating area directly outside the front door of the apartment, offering an additional relaxing space to have a coffee with family and fellow residents.



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, opening directly onto the Juliet 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. Amenities include; sink and drainer unit, built-in microwave, electric oven, ceramic hob, cooker hood and integral fridge freezer. Wood effect flooring and spotlight light fitting.

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 with a large, built-in sliding door wardrobe for ample hanging and shelving space. Double glazed window, ceiling lights, emergency pull cord, raised power sockets, TV and BT points.

Shower Room

A modern wet room style shower room, comprising; 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. 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



1 Bed | £325,000

- 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: £10,801.79 per annum (for financial year ending 28/02/26)

Additional Information & Services

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 CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

