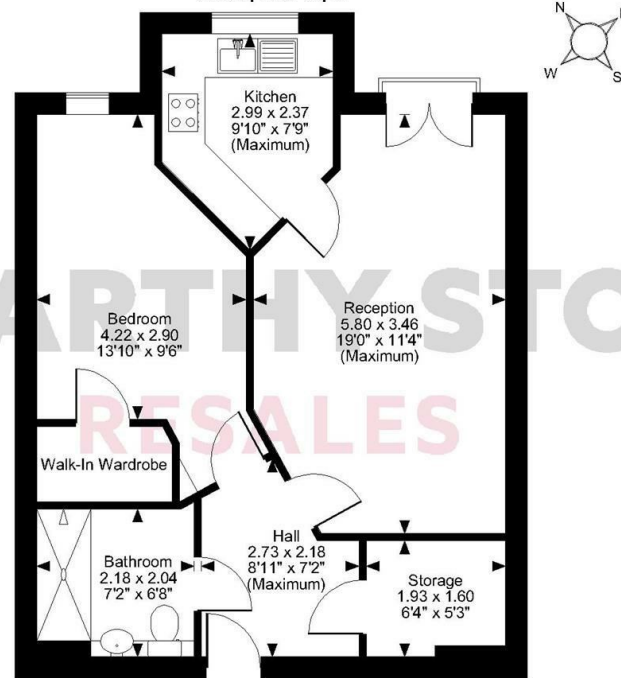


Cranberry Court, Kempley Close Hampton Centre, Peterborough  
Approximate Gross Internal Area  
552 Sq Ft/51 Sq M

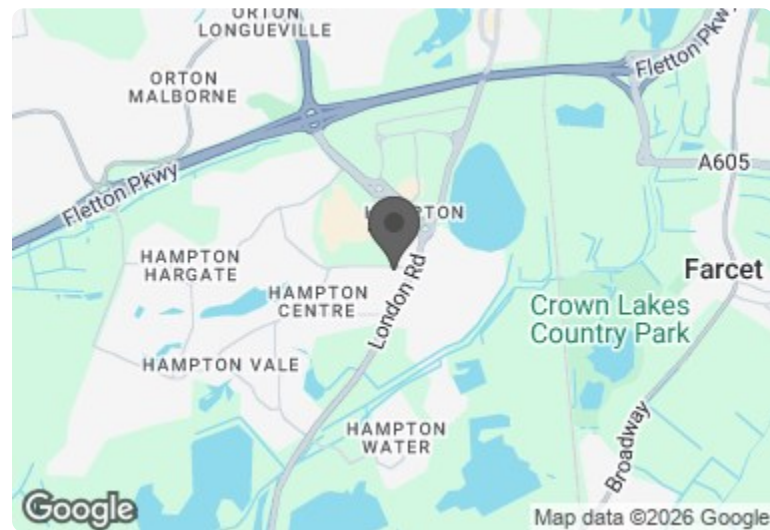


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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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>	85	85
(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	

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 download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

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24 Cranberry Court

Kempley Close, Peterborough, PE7 8QH



PRICE REDUCTION

Asking price £170,000 Leasehold

A beautifully presented one bedroom first floor apartment with a JULIET BALCONY situated within a popular McCARTHY STONE retirement living development

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# Kempley Close, Hampton Centre,

## 1 Bed | £170,000

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. There is a wonderful pub called The Mulberry Tree Farm only a short walk away and popular with the residents. Dobbies Garden Centre also offers a fantastic Afternoon Tea. You also have The Harvester and Toby Carvery nearby. 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 large entrance hall - the 24-hour Tunstall 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. Illuminated light switches, smoke detector, apartment security door entry. Ceiling spotlights. Doors lead to the living room, bedroom and shower room. Electric heater.

### Lounge

A spacious lounge has the benefit of French doors which open onto a Juliet balcony looking the front elevation. The room provides ample space for a dining table (suitably in front of the Juliet balcony as per current set up). TV and telephone points, Sky/Sky+ connection point. two light fittings and raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

### Kitchen

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

### Bedroom

Double bedroom with door to the spacious walk-in wardrobe housing hanging rails and shelving. This room has a window providing outlook over the front elevation. TV and telephone points, Sky/Sky+ connection point and raised electric power sockets.

### Shower Room

A modern fully fitted suite comprising of 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

A car parking space can be purchased or rented as a separate

transaction. Please speak to your House Manager for further information.

### 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

Annual Service charge £2,769.78 for financial year ending 30/06/2026

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled to.

### Lease Information

Lease: 999 Years from 1st June 2018  
Ground rent: Annual charge of £425  
Ground rent review: 1st June 2033

### Additional Services

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled to.  
**\*\* 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

