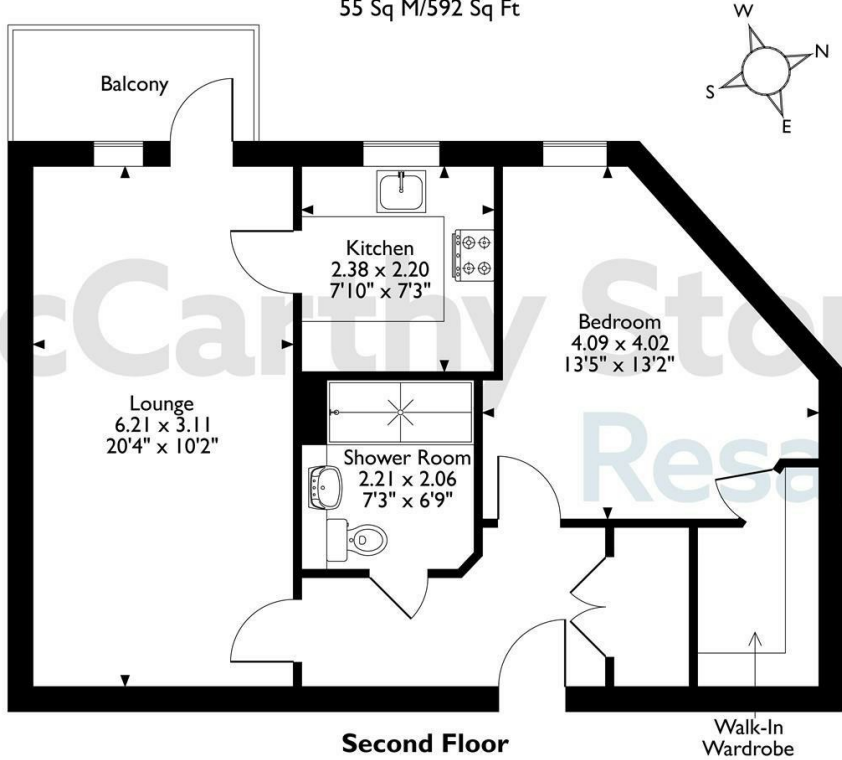


31 Cranberry Court, Kempley Close, Hampton Centre, Peterborough  
Approximate Gross Internal Area  
55 Sq M/592 Sq Ft



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) 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	

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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 31 Cranberry Court

Kempley Close, Peterborough, PE7 8QH



## Asking price £217,500 Leasehold

SUPERBLY PRESENTED second floor retirement WEST and GARDEN FACING apartment with ALLOCATED PARKING. Spacious living room with access to a WALK-OUT BALCONY via French Doors. Modern kitchen with INTEGRATED APPLIANCES, double bedroom with WALK-IN WARDROBE and CONTEMPORARY shower room. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL EVENTS take place.

~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

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



# Cranberry Court, Kempley Close, Hampton ,Peterborough, PE7 8QH

## The Apartment

This lovely sunny one bedroom second floor apartment is presented in an 'as new' condition. There is a westerly aspect walk-out balcony which overlooks the communal gardens, perfectly positioned for watching the sunset. The apartment comes with an allocated parking space in the private car park. The apartment is designed to be energy efficient and fitted throughout with electric storage heaters and an air extraction system. Access is by lift or stairs.

## The Development

Cranberry Court was designed and built by McCarthy & Stone specifically for independent retirement living for the over 60's. Opened in 2018 the development consists of 45 one and two bedroom self-contained apartments, which won a silver Eastern Region Housing for Older People Award 2019. Cranberry Court has a guest suite (for visiting relatives or friends), mobility scooter storage/charging room. 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 covers the costs of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems, as well as cleaning and energy costs of the Home Owners lounge and other communal areas. For your peace of mind the development has a secure camera door entry and Tunstall 24-hour emergency call system throughout. 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. Hampton is an ideal place to downsize and enjoy a comfortable retirement, a growing township a few miles to the south of the historic cathedral city of Peterborough. Footpaths wind around the beautiful green spaces and lakes that surround the new-build homes. It is a short walk to local conveniences shops including a Co-op, and an Aldi. Serpentine Green is only 450m away, containing 35 shops including Tesco Extra, Boots, M&S Simply Food, Costa Coffee and a food hall, there is also a library, healthcare centre, and a hairdresser's.



## Entrance Hall

Front door with spy hole leads to the large entrance hall from where the 24-hour Tunstall emergency response and remote door entry system is accessible. Illuminated light switches, electric heater, smoke detector, and ceiling spotlights are included. From the hallway, doors lead to the living room, bedroom, shower room and large storage/utility cupboard with a washer/dryer.

## Living Room

The spacious living room has ample space for lounge furniture and a dining table. A full height window and door lead to a walk-out balcony overlooking the communal gardens and skyline beyond. TV and telephone points, Sky/Sky+ connection point, two ceiling light fittings, fitted carpets, curtains and electric heater. Partially glazed door leads onto a separate kitchen.

## Kitchen

From the double glazed kitchen window there is a view over the immaculately maintained communal gardens. The kitchen is fitted with a range of sleek cream high gloss fronted wall, pan drawers and base units, with roll top work surfaces over with upstand. Built in oven with space above for a microwave. There is over counter lighting, a four ring Bosch electric hob with a glass splash back and extractor hood over. Integrated Fridge/freezer and dishwasher. Stainless steel sink unit with Chrome mixer tap. Neutrally tiled floor and ceiling spot lights.

## Bedroom

A generously sized double bedroom with a double glazed window overlooking the communal gardens. There are TV and telephone points, fitted carpets, raised electric power sockets for convenience and wall mounted electric heater. Door leading to a spacious walk-in wardrobe fitted with hanging rails and shelving with ample room for clothes and shoe storage.

## Shower Room

Fully fitted modern suite comprising a low level walk-in shower with screen and chrome support rail, low level WC, vanity unit with wash basin with cupboards beneath, and illuminated mirror over. Contemporary half height tiling to walls with matching floor tiles, wall mounted chrome towel radiator, ventilation system shaving point and down lighting.



# 1 bed | £217,500

## Service Charge

Building and systems maintenance  
Contract cleaning of communal areas  
House Manager  
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

The annual service charge is £2,769.84 for the financial year ending 1st July 2026.

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled to, to support you with service charges and living costs. (Often offset by Government Entitlements e.g., Attendance Allowance £3,500-£5,200).

## Car Parking

An allocated parking space within the gated private car park is included with this apartment.

## Lease Information

Lease: 999 Years from 1st June 2018  
Ground rent: £425 per annum  
Ground rent review: 1st Jan 2033

## Moving Made Easy & Additional 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 that can assist with service charges or living costs.
- 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

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

