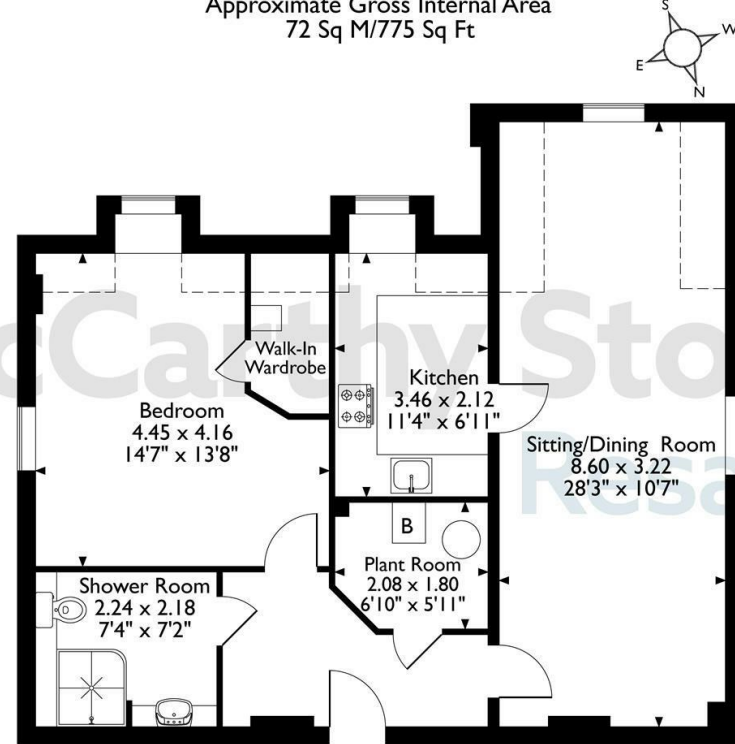


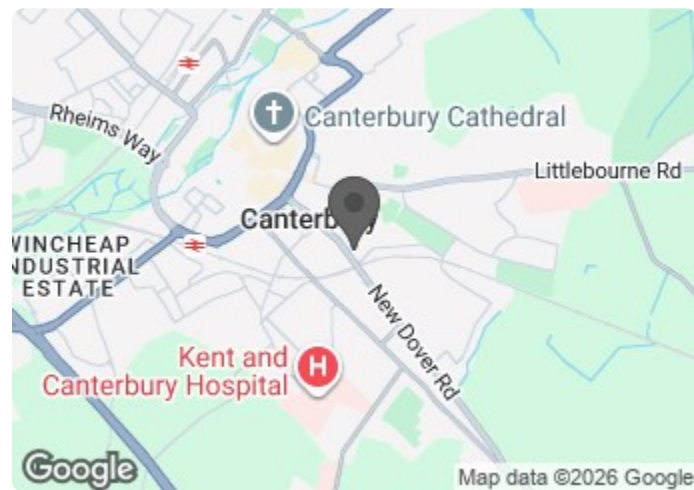
Eastry Place, Apartment 48, 35-41, New Dover Road, Canterbury, Kent  
Approximate Gross Internal Area  
72 Sq M/775 Sq Ft



**Second Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>81</b>	<b>81</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. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
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Registered in England and Wales No. 10716544



**48 Eastry Place**

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



**Asking price £279,000 Leasehold**

A SUPERB and MODERN one double bedroom SOUTH & WEST FACING apartment, situated on the SECOND FLOOR of Eastry Place, a McCarthy Stone Retirement Living PLUS development. The apartment features a spacious, modern lounge and bedroom, both benefiting from dual-aspect windows that provide an abundance of natural light. The property also includes a separate kitchen.

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

# Eastry Place, New Dover Road, Canterbury, CT1 3AT

## 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. The spacious hallway offers room for additional furniture or a desk setup, as demonstrated by the current homeowner's arrangement. From the hallway there is a walk-in storage/airing cupboard and doors leading to the living area, bedroom and shower room.

## Living Room

A bright and spacious dual-aspect living room enjoying sunny south and west-facing outlooks. The room offers ample space for both lounge and dining areas, and benefits from TV and telephone points, two ceiling light fittings, and raised electric power sockets for added convenience.

## Kitchen

The kitchen area boasts a contemporary range of pale grey wall and base units with complimentary work-surfaces. Amenities include; sink and drainer unit, Beko electric oven, four ring ceramic hob, cooker hood and integral fridge freezer. Wood effect flooring and spotlight light fitting.

## Bedroom

A spacious double bedroom also benefiting from a dual aspect, offering a both south and east facing outlook. Door leads to a walk in wardrobe with hanging rails and shelving space. TV and telephone points, ceiling light fitting, raised electric power sockets and emergency pull cord.

## 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

## Service Charge (breakdown)

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily

# 1 Bed | £279,000

- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge £11,420.04 per annum (for financial year ending 28/02/2027)

Ask about our free entitlements service to find out what benefits you may be entitled to.

## Moving Made Easy & Additional Information

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

