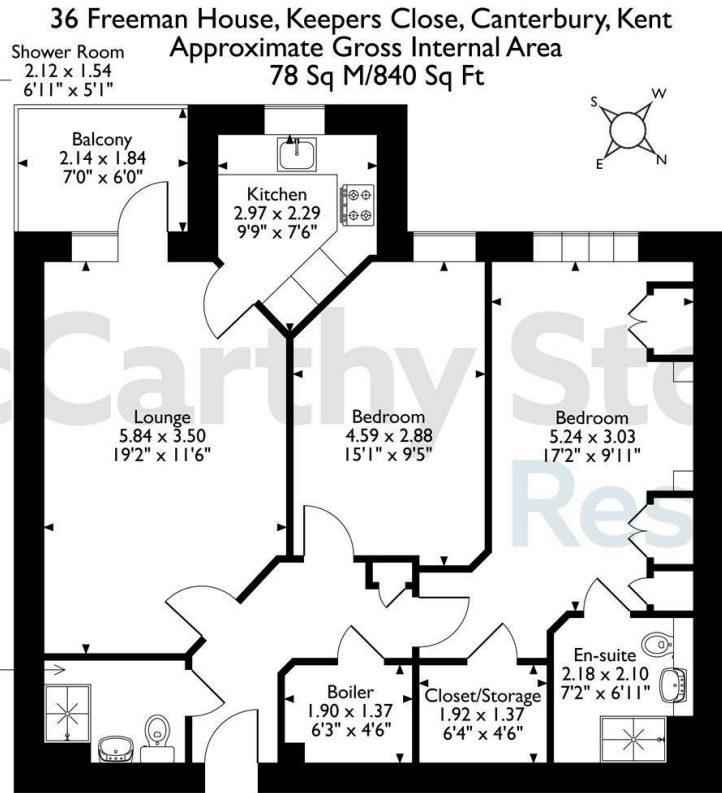


36 Freeman House

Keepers Close, Canterbury, CT1 3YG



Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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 £475,000 Leasehold

A truly superb and spacious TWO BEDROOM, TWO SHOWER ROOM retirement apartment, benefitting from being on the SECOND FLOOR, boasting an ENVIABLE POSITION, with direct access from the Living Room onto a BALCONY OVERLOOKING THE CRICKET GROUND! In addition, this apartment comes with a PARKING SPACE.

The excellent communal facilities include; a HOMEOWNERS LOUNGE with a TERRIFIC TERRACE, a House Manager on site during office hours & 24 hour Careline System for PEACE-OF-MIND, a wonderful GUEST SUITE for visiting family and friends, LANDSCAPED COMMUNAL GARDENS, and more!

Call us on 0345 556 4104 to find out more.

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

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# Freeman House, Keepers Close, Canterbury

## Development Overview

Freeman House is a Retirement Living development, brought to you by McCarthy & Stone. The development offers a selection of one and two bedroom Retirement Living apartments and is situated in the picturesque Cathedral city of Canterbury. Bordering The Spitfire Ground, home of Kent County Cricket and located less than a mile from the city centre,

Designed exclusively for the over 60s, our Retirement Living development gives you the best of both worlds. You have the benefit of owning your own home, free from worries of external maintenance or gardening.

This popular development has all the amenities you could want close by. What's more, McCarthy & Stone apartments are designed to make it easy for you to live independently with every home comfort. A much talked about feature of Freeman House is the communal lounge on the first floor with an extensive terrace for a ringside seat to enjoy the cricket on match days. The Homeowners' lounge also provides a great space to socialise with friends and family and, if your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (fees apply and subject to availability).

There is a dedicated House Manager on site during working hours to take care of things and make you feel at home. For your peace of mind the development has camera door entry and 24-hour emergency call system, and lift access to all floors. The service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. The energy costs of the homeowners lounge and other communal areas are also covered.

## Entrance Hallway

Front door with spy hole leads to the entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard, housing the hot water tank, Vent-Axia system and the washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom, 24 hour careline system and emergency pull cord. Doors lead to the bedrooms, lounge and shower room.



## Living Room

A bright and spacious living room with double glazed window and patio door directly opening onto a balcony with a superb view of the Cricket Ground. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights, underfloor heating, brand new carpet, and raised electric power sockets. Partially glazed door leads onto a separate kitchen.

## Kitchen

Modern fitted kitchen with a range of wall and base units and drawers with complimentary work surfaces over. Stainless steel sink with mono lever tap and drainer sits below the electrically operated UPVC double glazed window boasting a fantastic view. Eye level oven, fitted microwave, ceramic hob, cooker hood and integral fridge freezer. Under pelmet lighting and tiled floor with underfloor heating.

## Bedroom One

A spacious double bedroom boasting a large window with a wonderful view of the Cricket Ground. Door to walk-in wardrobe housing rails and shelving, as well as very useful additional built in wardrobes and furniture for ample storage. Underfloor heating, ceiling lights, TV and phone point.

## En-suite

Extensively tiled with slip resistant floor tiling, the shower room comprises; walk-in level access shower with glass screen, WC and vanity unit with sink inset, mirror and shaver socket. Emergency pull cord, heated towel rail, underfloor heating and grab rail.

## Bedroom Two

Well proportioned second bedroom which could alternatively be used as another reception room, office or hobby room. Window with superb view, ceiling lights, TV and phone point.

## Shower Room

Another extensively tiled shower room with slip resistant floor tiling. The shower room comprises; shower enclosure with glass screen, WC and vanity unit with sink inset, mirror and shaver socket. Emergency pull cord, heated towel rail, underfloor heating and grab rail.

## Car Parking

This property comes with its own allocated space.



# 2 Bed | £475,000

## Service Charge (breakdown)

- 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

Service charge of £3,905.77 per year (until financial year ending 30/06/2026).

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 House Manager.

## Lease Information

Lease Length: 150 years from 2015  
Ground rent: £495  
Ground rent review: Dec-30

## Additional Information & Service

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

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled to, to support you with service charges and living cost's.  
**\*\* 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

