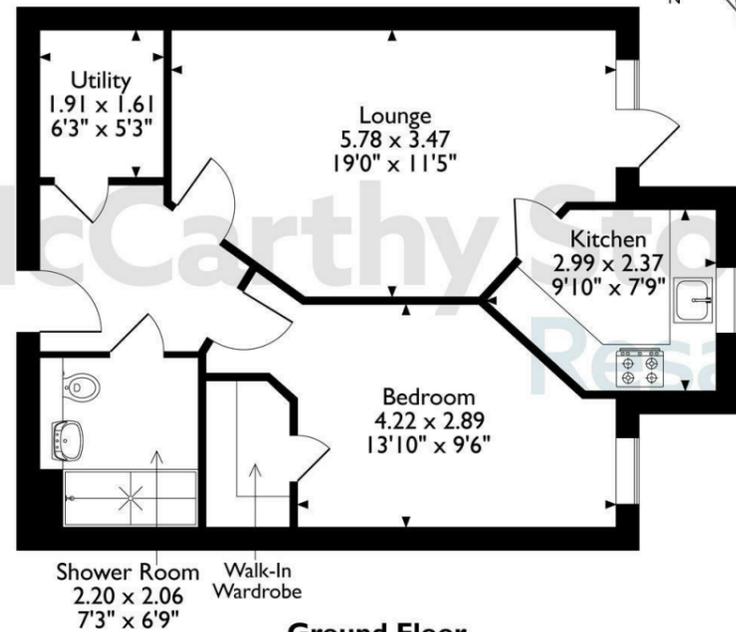


1 Cranberry Court, Kempley Close, Hampton Centre, Peterborough
Approximate Gross Internal Area
51 Sq M/549 Sq Ft



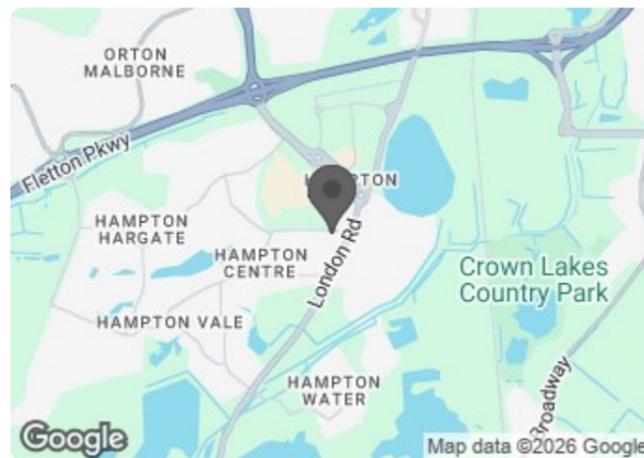
The position & size of doors, windows, appliances and other features are approximate only.
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1 Cranberry Court

Kempley Close, Peterborough, PE7 8QH



Council Tax Band:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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 £200,000 Leasehold

A WONDERFULLY presented one bedroomed retirement apartment. Perfectly located on the GROUND FLOOR this apartment boasts direct access to a PATIO AREA directly from the lounge, with SOUTH FACING VIEWS of the stupendous communal gardens.

Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information

Call us on 0345 556 4104 to find out more.

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

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

The Apartment

McCarthy Stone Resales are proud to bring to the market, this beautifully presented one bedroom apartment with a sunny south facing aspect and garden outlook. APT 1 has the benefit of a French door from the lounge which leads to a patio area. A double bedroom, a modern kitchen and shower room. The apartment is situated on the ground floor.

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, Costa Coffee. 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 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 with a washer/dryer. Illuminated light switches, smoke detector, apartment security door entry. Ceiling spotlights. Doors lead to the lounge, bedroom and shower room.

Lounge

Spacious south facing lounge with the benefit of direct access to a patio area with views of the well maintained communal gardens. The lounge provides space for dining. TV and telephone points, Sky/Sky+ connection point, two decorative ceiling light fittings, fitted blinds and raised height electric sockets. Partially glazed door leads onto a separate kitchen.

Kitchen

A modern kitchen fitted with a range of white fronted wall, pan drawers and base units, with roll top work surfaces over with upstand. Stainless steel sink unit with mixer tap and drainer sits below the south facing window. The inset Bosch electric oven has designated space for a microwave above. Four ring Bosch electric hob with a glass splash back and extractor hood over. Integrated fridge and freezer. Over counter lighting and central ceiling light point.

Bedroom

Double bedroom with a south aspect and garden outlook. Door leads to a walk-in wardrobe fitted with hanging rails and shelving. TV and telephone points, decorative ceiling light fitting, fitted blinds and raised height electric sockets.

Shower Room

Fully fitted suite comprising a full width walk-in shower with screen and support rails, 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.

Service Charge

Building and systems maintenance
Contract cleaning of communal areas
Upkeep of gardens and grounds
Water rates

1 Bed | £200,000

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 fee: £2,769.78 for financial year ending 30th June 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).

Lease Information

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

Additional Services

**** Entitlements Service**** Check out benefits you may be entitled to, to support you with service charges and living costs.
**** 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

