

McCARTHY STONE RESALES

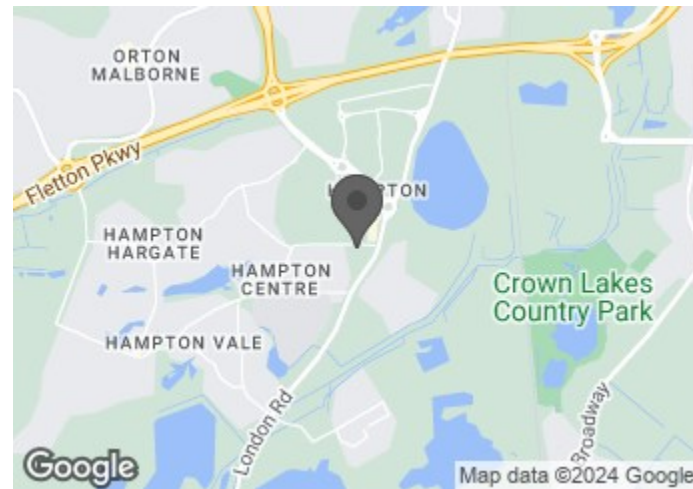
31 CRANBERRY COURT KEMPLEY CLOSE, PETERBOROUGH, PE7 8QH



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.localagent.com

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			



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SUPERBLY PRESENTED second floor retirement WEST and GARDEN FACING apartment with ALLOCATED PARKING. Spacious living room with access to a WALK-OUT BALCONY. Modern kitchen with BUILT IN 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 ~

ASKING PRICE £217,500 LEASEHOLD

For further details, please call **0345 556 4104**

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

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. Curtains, blinds and light fittings in all rooms, are included. 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 skyscape 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 of the communal gardens. The kitchen is fitted with a range of cream fronted wall, pan drawers and base units, with roll top work surfaces over with upstand. The inset Bosch electric oven has standing over for a microwave. There is over counter lighting, a four ring Bosch electric hob with a glass splash back and extractor hood over. The fridge, freezer and dishwasher are intergrated. Stainless steel sink unit with mixer tap. Tiled floor and spot lights.

BEDROOM

Double bedroom with a double glazed window overlooking the communal gardens. There are TV and telephone points, fitted carpets, raised electric power sockets and electric heater. Off the bedroom is a spacious walk-in wardrobe fitted with hanging rails and shelving.

SHOWER ROOM

Fully fitted suite comprising a walk-in shower with screen and 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

Service charge: £2,705.78 for financial year ending 30/06/2024.

****Entitlements Service**** Check out benefits you may be entitled too, 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 length: 999 Years from June 2018
Ground rent: Annual Charge of £425
Ground rent review date: Jan 2033

ADDITIONAL SERVICES

**** Entitlements Service**** Check out benefits you may be entitled too, 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

