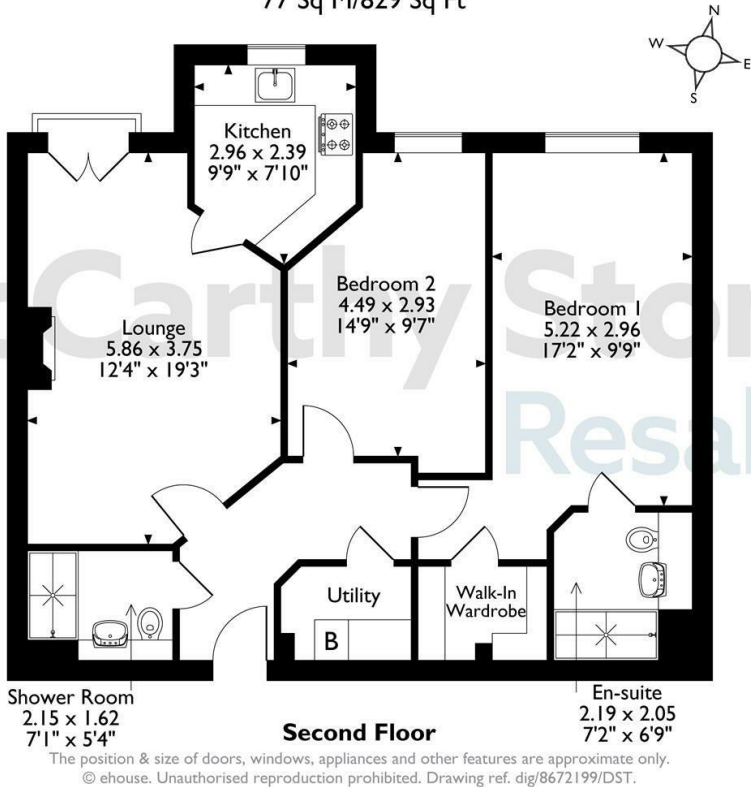


37 Cranberry Court, Kempley Close, Hampton Centre, Peterborough  
Approximate Gross Internal Area  
77 Sq M/829 Sq Ft



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>	<b>86</b>	<b>86</b>
(69-80) <b>C</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	

### 37 Cranberry Court,

Kempley Close, Peterborough, PE7 8QH



Asking price £240,000 Leasehold

Well presented two bedroom second floor apartment with Juliet balcony from the lounge and modern ensuite to the master bedroom.  
Cranberry Court is a McCarthy Stone retirement living development with communal lounge and visiting house manager.

Call us on 0345 556 4104 to find out more.

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

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.





# Cranberry Court, Kempley Close, Hampton Centre

**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 maintenace, 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. Footpaths connect the neighbourhood with its own local shops, including a Co-op convenience store. And for those looking for something larger, the Serpentine Green shopping centre is only 450m away, containing a large Tesco Extra hypermarket, a Boots, WH Smith, Costa Coffee and Mothercare. 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 Tunstall 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/drier. Illuminated light switches, smoke detector, apartment security door entry. Ceiling spotlights. Doors lead to the lounge, bedrooms and guest cloak/shower room.



**Lounge**  
A spacious lounge which has a Juliet balcony with outlook over Hampton Avenue with ample space for a dining table. The lounge has a feature electric fire and surround which acts as an attractive focal point. TV and telephone points, Sky/Sky+ connection point, two light fittings and raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

**Kitchen**  
Fitted with a range of white high gloss fronted wall, pan drawers and base units, with wood effect roll top work surfaces over with upstand. Stainless steel sink unit with mixer tap over sits above the window. Inset Bosch electric oven with standing over for microwave, separate four ring electric Bosch hob with glass splash back and extractor hood over. Recessed integral fridge freezer. Central ceiling light and under counter lighting, tiled floor and ventilation system.

**Master Bedroom**  
Double bedroom with door to the walk-in wardrobe housing hanging rails and shelving. TV and telephone points, Sky/Sky+ connection point, ceiling light and raised electric power sockets. Door leading to ensuite shower room.

**Ensuite Shower Room**  
Fully fitted suite comprising of a double walk-in shower. Low level WC, vanity unit with wash basin with cupboards beneath and fitted mirror light over. Contemporary half height tiling to walls with matching floor tiles, wall mounted chrome towel radiator, ventilation system shaving point and down lighting.

**Bedroom Two**  
Spacious second bedroom which could be used for dining or study / hobby room. Light fitting and raised electric power sockets.

**Guest Shower Room**  
Fully fitted suite comprising of a double walk-in shower. Low level WC, vanity unit with wash basin with cupboards beneath and fitted mirror light 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**  
• Cleaning of communal areas and windows



## 2 Bed | £240,000

- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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

The Service charge does not cover external costs such as your Council Tax, electricity or TV licence. To find out more about the service charges please contact your Property Consultant or Estate Manager.  
Service charge: £\*\* per annum for financial year ending 30th June 2026.  
Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

**Lease Information**  
Lease Length: 999 years from 2018  
Ground Rent: £495 per annum

**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.  
• 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

