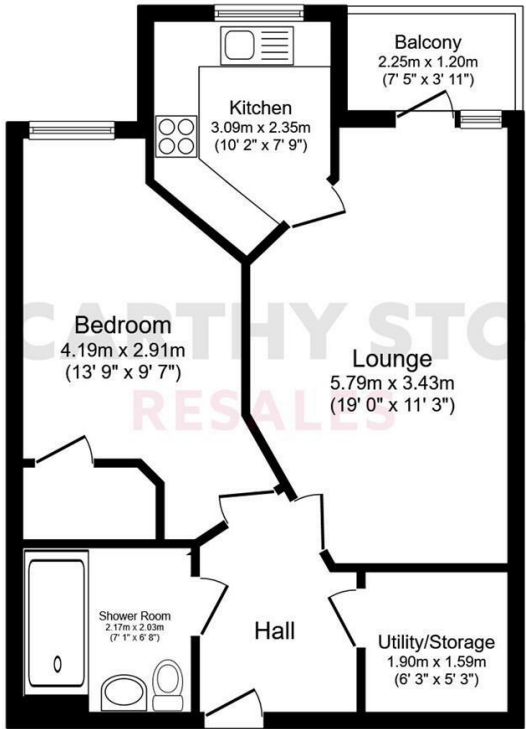


20 Cranberry Court

Kempley Close, Peterborough, PE7 8QH



Total floor area 56.2 sq.m. (605 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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	

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.



Asking price £199,950 Leasehold

A SHOW ROOM style one bedroom apartment with SUNNY SOUTH FACING aspect and WALK OUT BALCONY providing rear GARDEN VIEWS situated within a popular McCarthy Stone retirement living development.

~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

Call us on 0345 556 4104 to find out more.



# 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. Number 20 has the benefit of a French door from the lounge which leads to a walk out balcony, double bedroom, a modern kitchen and shower room. The apartment is situated on the first floor which can be accessed by the lift or stairs which are located next door (meaning only neighbours to one side!)

## 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 a full height window and door lead to a walk-out balcony large enough to house a bistro set to overlook the well maintained communal gardens. Th lounge provides space for dining (as per our sellers current set up - ideally positioned in front of the fresh doors). TV and telephone points, Sky/Sky+ connection point, two decorative ceiling light fittings, curtains and raised height electric sockets. Partially glazed door leads onto a separate kitchen.

## Kitchen

A modern kitchen fitted with a range of cream 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, curtains and raised height electric sockets.

## Shower Room

Fully fitted suite comprising a full width walk-in shower with

# 1 bed | £199,950

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  
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: £2,681.68 for financial year ending 30/06/2025.  
\*\*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

