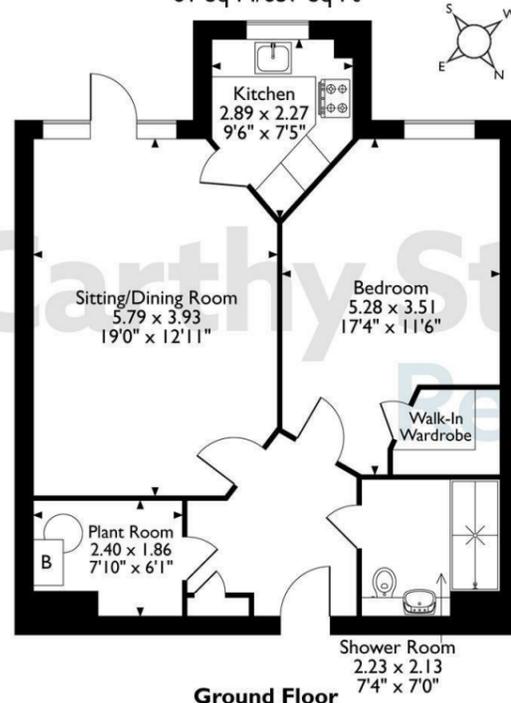


7 Freeman House, Keepers Close, Canterbury, Kent  
Approximate Gross Internal Area  
61 Sq M/657 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8682429/DST.

**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>84</b>	<b>84</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		

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.



## 7 Freeman House

Keepers Close, Canterbury, CT1 3YG



**Asking price £399,950 Leasehold**

A SUPERB one double bedroom retirement apartment situated on the GROUND FLOOR of Freeman House, a stunning McCarthy Stone Retirement Living development with an enviable location. The apartment boasts DIRECT GARDEN ACCESS from the Living Room to a SOUTH WESTERLY FACING PATIO which looks out to the CRICKET GROUND!

The excellent communal facilities include; a HOMEOWNERS LOUNGE with a TERRACE OVERLOOKING THE CRICKET GROUND, 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

# Freeman House, Keepers Close, Canterbury, CT1 3YG

## 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, boasting brand new carpets. 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 bedroom, lounge and shower room.

## Living Room

A well-proportioned living room with double glazed window and patio door opening onto a fantastic patio area boasting a South Westerly aspect and benefiting from views of the Kent County cricket ground. TV and telephone points, Sky/Sky+ connection point, two ceiling lights, fitted carpets and raised electric power sockets.

## 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 South Westerly aspect. Eye level oven, fitted microwave, ceramic hob, cooker hood and integral fridge freezer. Under pelmet lighting and tiled floor with underfloor heating.

## Bedroom

A spacious double bedroom boasting floor to ceiling South West facing window. Door to walk-in wardrobe housing rails and shelving. Underfloor heating, ceiling lights, TV and phone point.

## Shower Room

Contemporary shower room comprising of walk-in level access shower with grab rail, WC and vanity unit with

# 1 Bed | £399,950

wash hand basin inset. Mirror, heated towel rail and shaver socket. Tiled with slip resistant flooring. Emergency pull cord and underfloor heating.

## 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

The service charge is £2,603.85 until the financial year ending 30/06/2026 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: £425pa  
Ground rent review: 2030

## Additional Information & Services

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

Pets are welcome at McCarthy Stone developments by prior agreement. For further information regarding our Pet policy, please contact your Property Consultant or House Manager.

