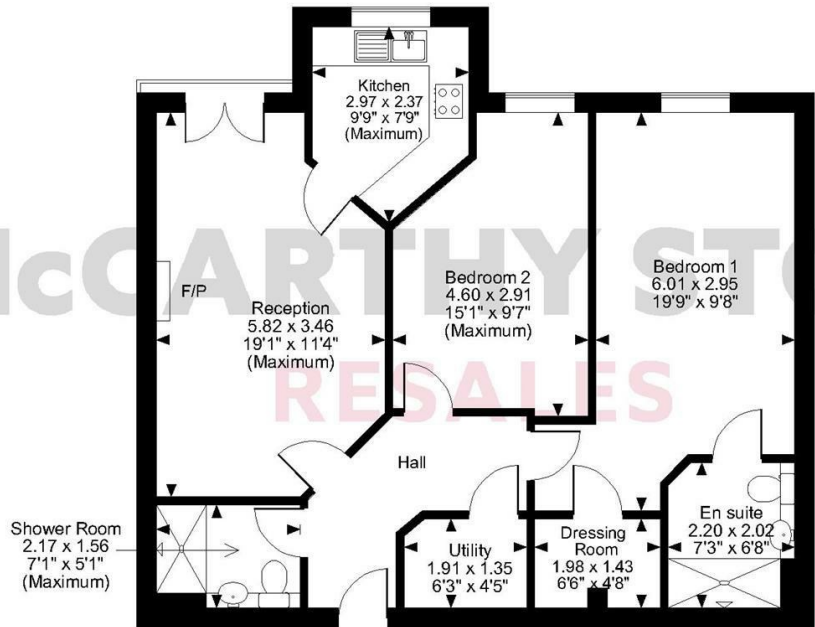
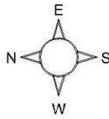


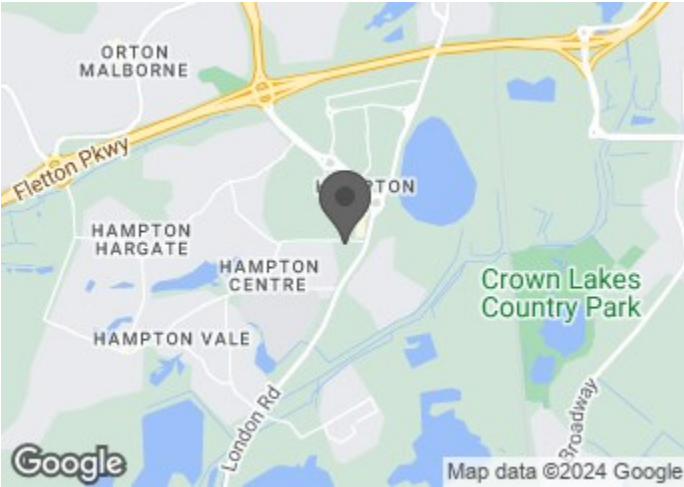
Cranberry Court, Kempley Close Hampton Centre, Peterborough
Approximate Gross Internal Area
810 Sq Ft/75 Sq M



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	86	86

McCARTHY STONE
RESALES

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McCARTHY STONE
RESALES

27 CRANBERRY COURT
KEMPLEY CLOSE, PETERBOROUGH, PE7 8QH



RARE TWO BEDROOM LISTING situated on the second floor of a popular MCCARTHY STONE retirement development with ALLOCATED PARKING SPACE in the private car park.
~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

ASKING PRICE £250,000 LEASEHOLD

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CRANBERRY COURT, KEMPLEY CLOSE, HAMPTON ,PETERBOROUGH, PE7 8QH

CRANBERRY COURT

Cranberry Court was designed and built by McCarthy & Stone specifically for independent retirement living. 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 door entry and Tunstall 24-hour emergency call system throughout. The Home Owners lounge provides a great space to socialise with friends and family.

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. Greene king Pub is on its doorstep and is popular with a lot of homeowners, in addition vivacity premier fitness gym is closeby which has a pool and Local C of E Church with beautiful café in walking distance as well.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall from where the 24-hour emergency response and remote door entry system is accessible. Illuminated light switches, electric heater, smoke detector, and ceiling downlights are included. From the hallway, doors lead to the living room, both bedrooms, shower room and large storage/utility cupboard with a washer/dryer.



LIVING ROOM

A bright and spacious lounge with the benefit of a full height window with French door leading to a Juliet balcony, this allows lots of natural light in. The lounge provides space for a small dining set and has an electric fire with surround which acts as an attractive focal point.. TV and telephone points, Sky/Sky+ connection point, two ceiling light fittings, curtains and electric heater. Partially glazed door leads onto a separate kitchen.

KITCHEN

Modern kitchen 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 side aspect window. The inset Bosch electric oven has space above for a microwave. Four ring Bosch electric hob with a glass splash back and extractor hood over. Integrated fridge freezer. Ceiling central lighting and under pelmet lighting.

MASTER BEDROOM

Generously sized master bedroom with window providing outlook towards the side of the development. TV and telephone points, raised electric power sockets and electric heater. Off the bedroom is a spacious walk-in wardrobe fitted with hanging rails and shelving.

EN-SUITE

Fully fitted suite comprising a large walk-in shower with glass 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.

BEDROOM TWO

Double second bedroom which could be used for dining, hobby / office room with window also providing outlook towards the side of the development. Raised electric power sockets and electric heater.

SHOWER ROOM

Fully fitted suite comprising a large shower cubicle with glass sliding door and support rail, low level WC, vanity unit with wash



2 BED | £250,000

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
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

The service charge for this property is £4,058.76 for financial year ending 30/06/2024. The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

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

CAR PARKING

An allocated parking space within the gated private car park is included with this apartment.

LEASE INFORMATION

Lease length: 999 Years from 1st Jan 2018
Ground rent: £495 per annum
Ground rent review: 1st June 2033

ADDITIONAL SERVICE

**** 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.

