



  
**McCarthy & Stone**  
**RESALES**



44 Cranberry Court, Kempley Close, Peterborough, PE7 8QH  
Offers in excess of £215,000 LEASEHOLD

For further details  
please call 0345 556 4104



# 44 Cranberry Court, Kempley Close, Peterborough, PE7 8QH

A TWO BEDROOM RETIREMENT APARTMENT WITH EN-SUITE SHOWER ROOM ~ Built by award winning McCarthy & Stone ~ Situated on the 3rd floor.

## 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. Footpaths connect the neighbourhood with its own local shops. And for those looking for something larger, the Serpentine Green shopping centre is only 450m away, containing a large Tesco Extra supermarket, 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. Hampton Avenue, the road accessing the property is a shaded, green thoroughfare, lined with trees and with large footpaths for

residents to take into town. On the other side of the property is London Road, providing easy access to nearby restaurants such as a Toby Carvery and Frankie & Benny's.

## 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/airing cupboard and washer/drier. Illuminated light switches, smoke detector, apartment security door entry. Doors lead to the lounge, bedrooms and guest cloak/shower room. Electric heater.

## Living Room

A spacious lounge which has ample space for a dining table. Patio doors with a Juliette balcony. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen. Electric heater.

## Kitchen

Fitted with a range of cream fronted wall, pan drawers and base units, with wood effect roll top work surfaces over with upstand, inset Bosch electric oven with standing over for microwave, stainless steel sink unit with mixer tap over, over counter lighting, for ring electric Bosch hob with glass splash back and extractor hood over. Recessed integral fridge freezer, dishwasher, tiled floor, down lighting, 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. Fitted carpets, raised electric power sockets. Door leading to ensuite shower room. Electric heater.

## 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 2

Double room with window overlooking a woodland area. Raised sockets, carpets, curtains & light fittings. Electric heater.

## Guest Cloakroom/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 Breakdown

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

## Lease Length

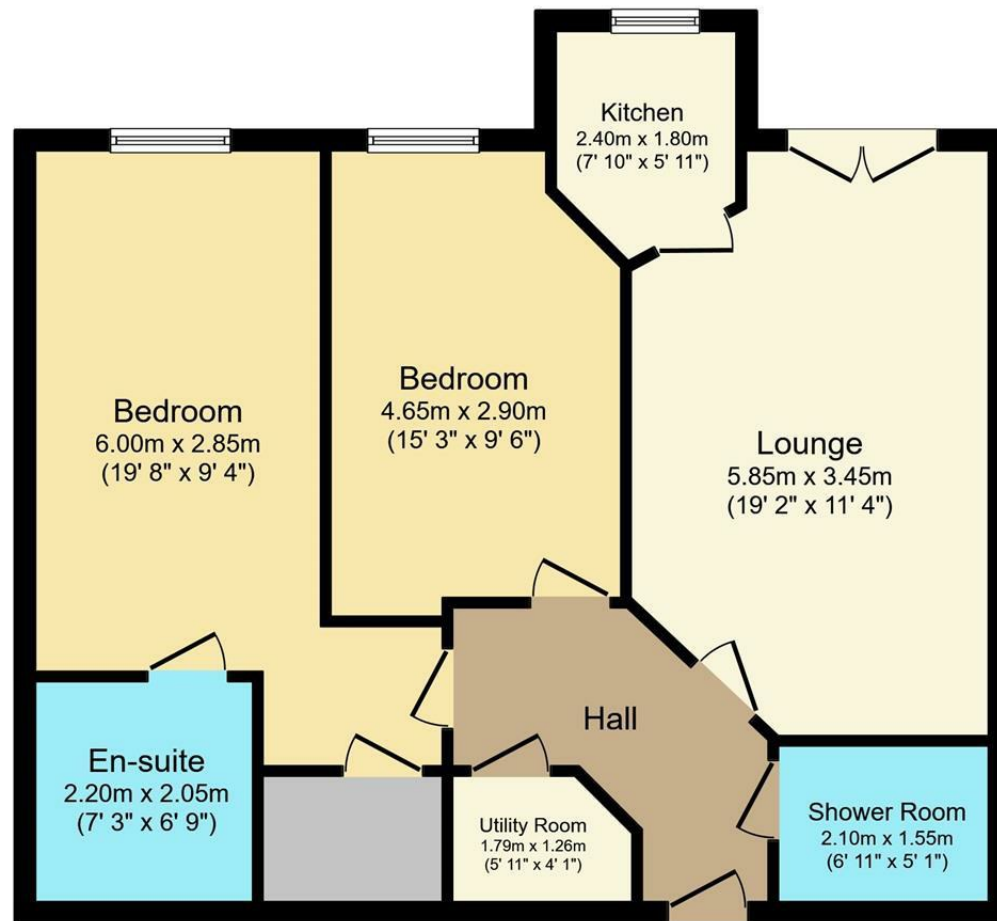
## Ground Rent

£495 per annum









**Floor Plan**

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

**Please contact us if you require a larger print version**

**For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)**

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