



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Carysfort Close, Elton

Peterborough, PE8 6RW

Offers in the Region Of
£300,000

SUMMARY

- Immaculate spacious two bedroom apartment
- Two bedrooms Two bathrooms
- Balcony with stunning views
- No forward chain
- Early viewing essential
- Open plan living space
- Garage Parking & Communal Guest Spaces
- CCTV alarm systems and estate manager





*** NO ONWARD CHAIN *** GARAGE *** Nest Estates are pleased to offer for sale this bright and spacious two-bedroom first floor apartment with balcony and garage. The property is located on a purpose-built retirement development for the over 60s, the views from this apartment are particularly stunning early viewing is essential to appreciate the space standard and location on offer. Opposite the 13th-Century church of All Saints, Carysfort Close has wonderful views over parkland belonging to the Elton Estate. All 17 properties are built in local limestone around two courtyards next to a former ironworks, now housing some of the earliest agricultural machinery. There are also allotments available on the estate for keen gardeners. It is an easy walk to Elton village centre, with a post office, general store and an excellent fish restaurant. There are also two public houses and a garden centre. A large part of the village is owned by the Elton Estate which has 3,800 acres of unspoiled parkland, of which the Jacobean-era Elton Hall and its magnificent gardens are the centrepiece. For a greater choice of shops, Oundle is only a 10-minute drive, and of course the busy medieval town of Peterborough offers a number of shops, museums and historic buildings in addition to its beautiful Norman cathedral. The surrounding countryside can be easily enjoyed either on foot or by car, or from the vantage point of a steam train along the heritage line that runs from Nene Valley Station along to the Northamptonshire border. Cognatum Estates maintains, repairs and insures all the buildings, arranges the window cleaning and refuse collection and tends to the gardens and grounds thereby freeing owners and residents from these responsibilities. There is a personal alarm system in each property and resident estate managers are on hand to provide support and help when needed, making this an ideal 'Lock Up & Leave' property. A guest suite provides comfortable accommodation for family and friends and allotments are available for residents' use. A minibus is available for shopping and other trips. The cost of providing these services is shared equally between all properties. There are no restrictions on owning a property except that one resident must be over 60 years of age. 150 year lease (from 2003/2007). No ground rent. Service charges apply please contact us for the most up to date information. Annual charges totalling £9064.00 payable quarterly (£2266)





Ground Floor

Approx. 104.8 sq. metres (1128.6 sq. feet)

Tenure: Freehold

EPC Rating: Pending

Council Tax Band: C

Local Authority: Peterborough City Council

Services: TBC

DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.



Total area: approx. 104.8 sq. metres (1128.6 sq. feet)