



## Towngate Mews, Market Deeping

Peterborough, PE6 8GQ

Offers In Excess Of £130,000



Newton Fallowell are proud to offer for sale this one bedroom ground floor apartment tucked away in a quiet spot on Towngate Mews. The recently built Towngate Mews is an exclusive gated development in Market Deeping offering a mix of 1 and 2 bedroom properties. Located close to a bus stop and just a few minutes walk from the local amenities this property is a must view. The accommodation briefly comprises of an open plan reception room with lounge and dining area and a fully fitted kitchen. There is a double bedroom with a built in wardrobe and a bathroom with a fitted suite. Externally the property fronts onto a maintained shared garden with a patio area allowing room for small table and chairs. The property also comes with once allocated parking space and early viewing is highly recommended.

### **Reception room**

18'8" x 12'6" (5.70 x 3.82)

An open plan reception room with PVCu double glazed window and door to the front. Lounge seating area with wall mounted hot / cold air conditioning and additional wall mounted electric heater, space for dining table, laminate wood flooring. Open plan to kitchen area which is fitted with a range of base and eye level units with integrated fridge freezer, built in four ring electric hob with oven under and extractor hood over, stainless steel sink with mixer tap and tiled splashbacks, integrated washing machine. Door to airing cupboard with hot water tank and shelving. Doors to:

### **Bedroom**

11'8" x 9'10" (3.56 x 3.00)

With PVCu double glazed window to the rear, wall mounted electric heater, built in wardrobe.

### **Bathroom**

6'4" x 5'9" (1.95 x 1.76)

Fitted with a three piece suite comprising of a bath with shower over and glass shower screen, low level WC and wash hand basin, heated towel rail. Wall and floor tiling, PVCu double glazed window.

### **Outside**

The property is located in a quiet courtyard facing onto a maintained grassed area. The courtyard allows for some outside seating and offers a good degree of privacy.

### **Parking**

There is allocated parking for one vehicle.

### **EPC**


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### **Disclaimer**

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell Market Deeping nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

### **Leasehold information**

The lease has circa 125 years remaining. There is an annual maintenance charge of £972.37 which includes the upkeep of communal areas and buildings insurance. We are awaiting more information about the length of the lease.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
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