



Central Court, Lincoln Road, Peterborough
£170,000 Leasehold

**Sharman
Quinney**

Key Features



250 Years remaining as of 01 Jan 2014

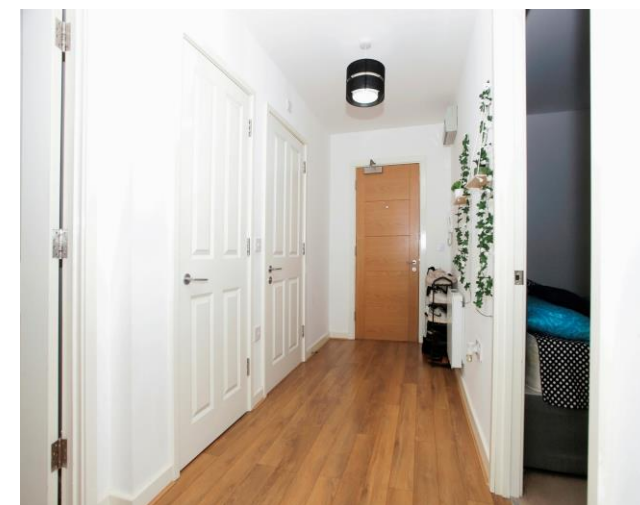
£300.00 Ground Rent pcm

Review due: Ask Agent

£1200.00 Service Charge pcm

Review due: Ask Agent

- Two Double Bedrooms
- En-Suite To Master
- Open Plan Living Space
- Allocated Parking Space
- Town Centre



GROUND FLOOR

COMMUNAL ENTRANCE: Entrance door. Communal stairwell.

FIRST FLOOR

ENTRANCE HALL: Entrance door. Wall mounted heater. Built in storage cupboard.

KITCHEN/DINER/LOUNGE: 6.73m x 5.02m (22'11" max x 16'5" max) (L-shape) Three UPVC Double glazed windows. Two wall mounted heaters. Built in cupboard housing hot water cylinder. **KITCHEN AREA:** Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in fridge/freezer and dishwasher. Built in oven and fitted hob with cooker hood over.

BEDROOM: 4.23m x 4.05m (13'9" max x 13'3" max) Two UPVC Double glazed windows. Wall mounted heater.

EN-SUITE: UPVC Double glazed window. Low level WC. Wash hand basin with mixer tap. Shower cubicle with mains shower. Heated towel rail.

BEDROOM: 4.88m x 2.74m (16'2" x 9') UPVC Double glazed window. Wall mounted electric heater.





BATHROOM: Low level WC. Wash hand basin with mixer tap. Bath with mains shower over. Heated towel rail.

NB: The vendor informs us there are 220 years on the leasehold. £300pa ground rent and £1200pa service charge.


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 SCAN ME



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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: :PTB206520 - 0004