



Lincoln Gate Lincoln Road, Peterborough
Offers in Excess of £50,000 Leasehold

**Sharman
Quinney**

Key Features

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125 Years remaining as of 01 Apr 1986

£333.60 Ground Rent pcm

Review due: [Ask Agent](#)

£2525.42 Service Charge pcm

Review due: [Ask Agent](#)

- Over 55's Property
- Two Bedrooms
- Modern Kitchen
- Allocated Parking
- Communal Garden

Communal entrance

GROUND FLOOR

ENTRANCE HALL: Entrance door. Two built in cupboards.



LOUNGE: 4.88m x 3.06m (16'04" x 10'05" max)
UPVC Double glazed patio door to rear. Wall mounted heater.

KITCHEN: 1.85m x 2.14m (6'07" x 7'03") UPVC Double glazed window to side. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob.

BEDROOM: 3.98m x 2.46m (13'09" x 8'09")
UPVC Double glazed window to rear. Wall mounted heater.

BEDROOM: 3.99m x 1.84m (13'11" x 6'05")
UPVC Double glazed window to rear. Wall mounted heater.

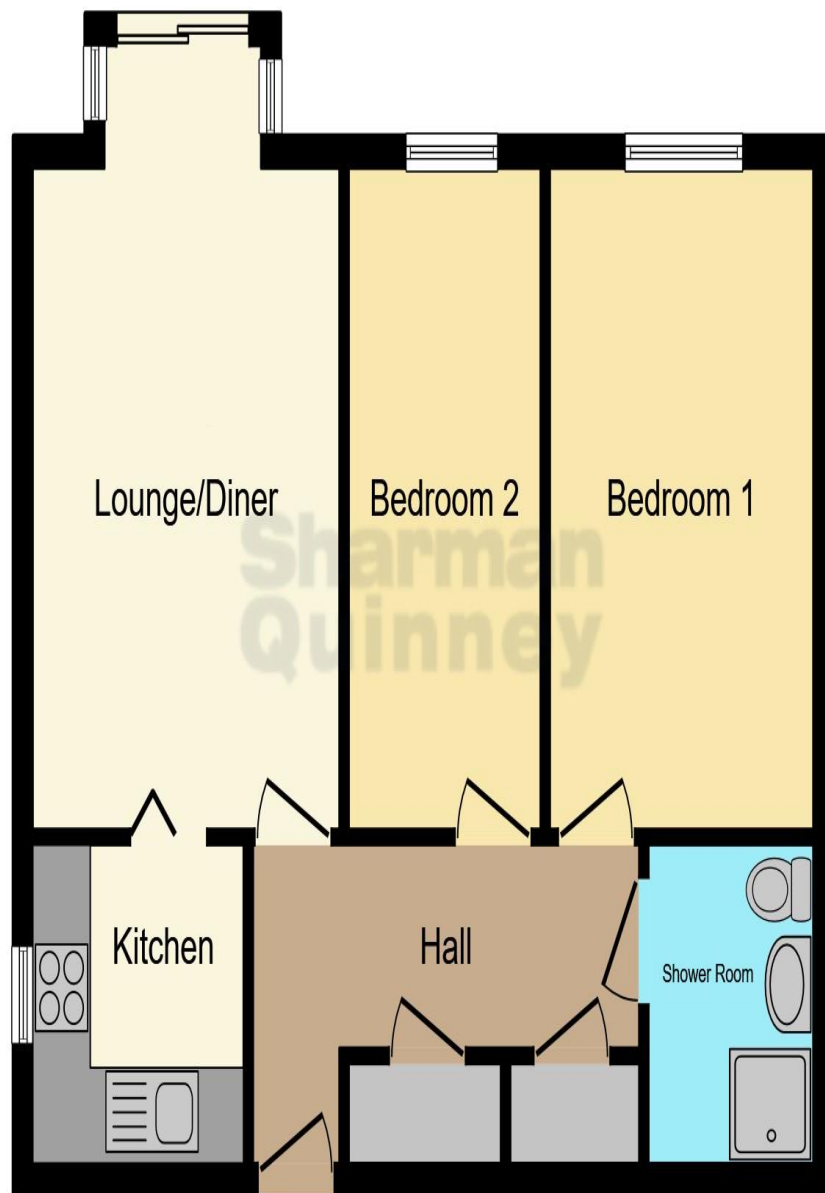
SHOWER ROOM: Low level WC. Wash hand basin. Shower cubicle with wall mounted electric shower.

OUTSIDE

Allocated parking space and communal garden.

NB: The vendor informs us a ground rent charge of £166.80 is payable 6 monthly and a management charge of £1262.71 is payable 6 monthly.





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: :PTB206544 - 0006