



Lincoln Road, Peterborough
Offers in Excess of £45,000 Leasehold

**Sharman
Quinney**

Key Features

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125 Years remaining as of 01 Apr 1986

£166.80 Ground Rent pcm

Review due: Ask Agent

£1262.71 Service Charge pcm

Review due: 01/2025

- Over 55's Ground Floor Apartment
- Own Private Garden
- Walking Distance of City Centre
- One Bedroom
- Communal Lounge

Entrance Hall

Front door leading from the communal hallways leading to private entrance hall, electric storage heater, door to large walk-in storage cupboard housing the hot water tank.

Lounge 15'6" by 10'3"



Double glazed patio doors overlooking and leading onto the private garden to the front, electric storage heater, TV point, and door leading through to kitchen.

Kitchen 6'6" by 6'5"

Single drainer sink unit with base cupboard under, UPVC double glazed window to rear, range of fitted drawer and base units with worktops over, electric cooker point, and a wall mounted heater.

Bedroom 1 12'3" by 8'6"

UPVC double glazed window to rear and electric storage heater.

Bathroom

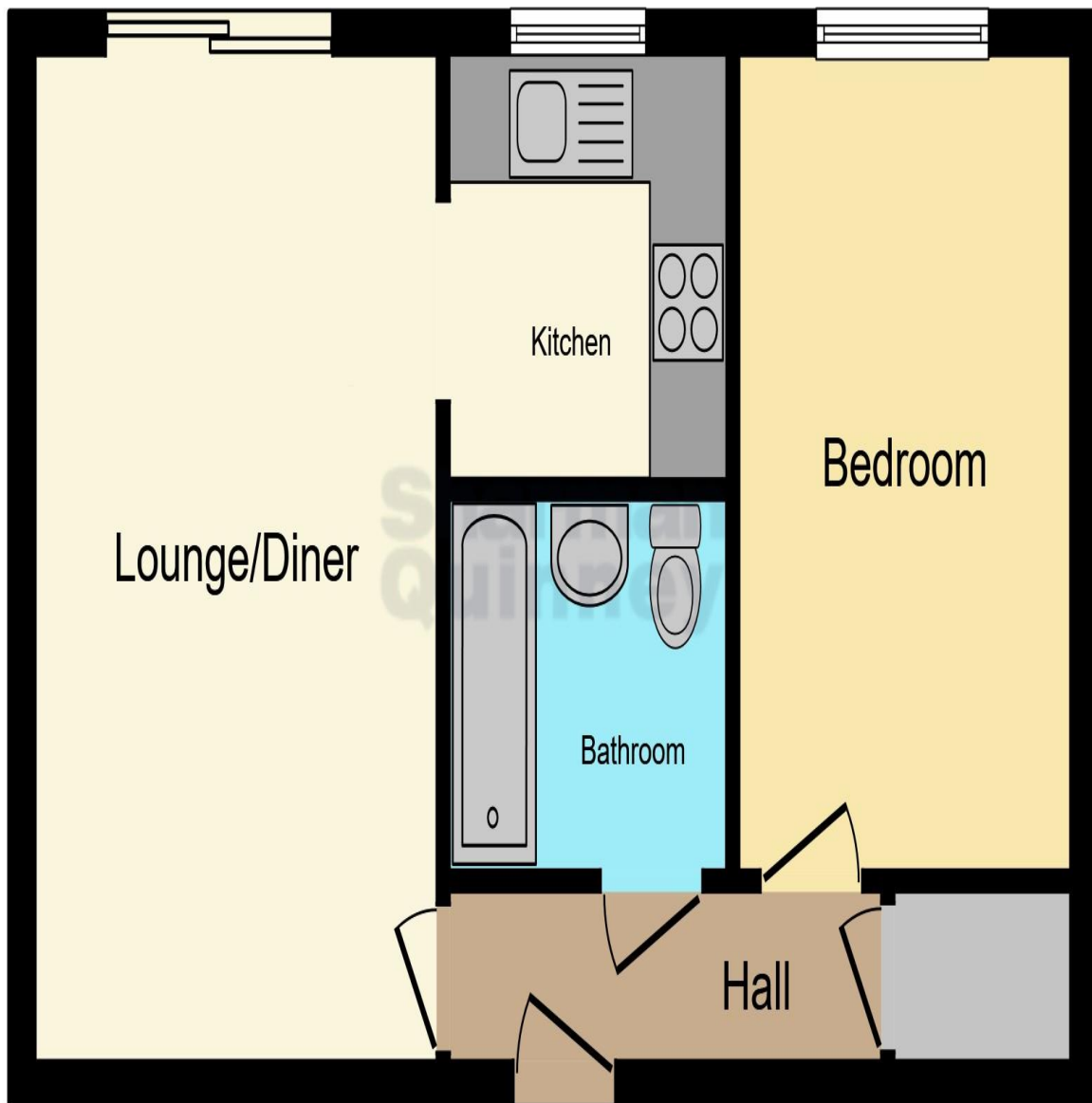
Three piece suite comprising of panelled bath, wash hand basin, and low-level WC and wall mounted heater.

Outside

This ground floor apartment benefits from its own private lawned garden to front with pedestrian access in turn lead into parking area.

AGENTS NOTE – 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential





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

timeframes involved.'

To view this property call Sharman Quinney on:
01733 897896

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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: :PTB206689 - 0009