



Castlepoint, Lincoln Road, Walton Peterborough  
**Guide Price £120,000 Leasehold**

**Sharman  
Quinney**



# Key Features



999 Years remaining as of 01 Dec 2007

£300.00 Ground Rent p/a

Review due: Ask Agent

£1250.00 Service Charge p/a

Review due: 01/2025

- First Floor Apartment
- Two Bedrooms
- Light & Airy Lounge/Diner/Kitchen
- Allocated Parking
- Spacious Three-Piece Bathroom

## Entrance Hall

Composite door from the communal landing, store cupboard, intercom phone, and radiator.

Open Plan Lounge/Kitchen. 4.8m max x 3.2m  
(15'7" max x 10'4")

## Lounge Area

UPVC double glazed window to rear, radiator, and TV point.



#### Kitchen Area

One and a half bowls stainless steel sink unit and drainer with mixer tap, range of fitted drawer and base cupboards, fitted work tops, matching wall cupboards, stainless steel four ring hob with oven under, stainless steel splash back with extractor hood. Cupboard housing gas boiler. Plumbing and recess for washing machine, and recess for free standing fridge freezer.

#### Bedroom 1 4.4m x 2.4m (14'4" x 7'8")

UPVC double glazed window to the rear, and radiator.

#### Bedroom 2 4.7m x1.8m (15'4" x 5'9")

UPVC double glazed window to rear, and radiator.

#### Bathroom

Three-piece suite with panelled bath with shower screen and mixer taps, plumbed in shower, wash hand basin, low level WC, shaver point, and extractor fan.

#### Outside

Allocated parking space.

To view this property call Sharman Quinney on:  
**01733 575757**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 575757

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