

Peterborough
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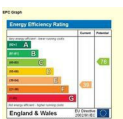
7 Office Village, Cygnet Park, Peterborough, PE7 8GX

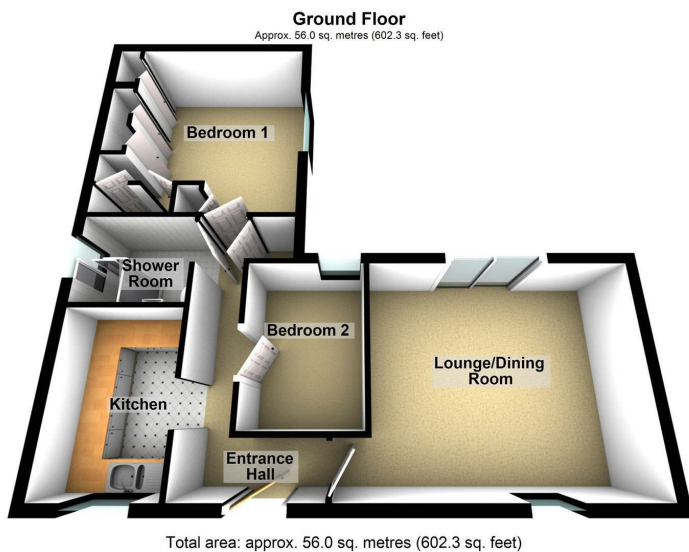


Kimbolton Court, Central, Peterborough, PE1 2NL
Price £115,000
Leasehold

OVER 55s WARDEN CONTROLLED BUNGALOW* *NO CHAIN* *WALKING DISTANCE TO CITY CENTRE
Regal Park are pleased to offer this well presented 2 Bedroom Warden Controlled Over 55s Bungalow in the central location of Peterborough. The complex is situated close to local amenities, bus stop and is walking distance to city centre. The property comprises: Entrance Hall; Lounge/Dining Room; Kitchen; 2 Bedrooms and a Shower Room.
Parking is available.
There are communal garden areas.
Viewings Highly Recommended.
No Chain.

EPC: E





Entrance Hall

Wall mounted electric heater, laminate flooring, storage cupboard with hot water tank.

Lounge/Dining Room

12'7" x 14'10" (3.84m x 4.52m)

UPVC double glazed window to front, wall mounted electric heater, laminate flooring, telephone point, TV point, UPVC double glazed sliding patio doors to communal gardens.

Kitchen

9'11" x 6'7" (3.02m x 2.01m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated fridge/freezer, plumbing for washing machine, fitted eye level electric fan-assisted oven, built-in four ring electric hob with extractor hood over, UPVC double glazed window to front, laminate flooring.

Bedroom 1

12'6" x 12'6" max (3.81m x 3.81m max)

UPVC double glazed window to side, wall mounted electric heater, laminate flooring, TV point, built-in wardrobe(s) and storage.

Bedroom 2

9'3" x 6'8" (2.81m x 2.03m)

UPVC double glazed window to rear, wall mounted electric heater, fitted carpet, telephone point.

Shower Room

Fitted with three piece suite comprising walk in shower cubicle with fitted Mira electric shower over, pedestal wash hand basin, close coupled WC, fully tiled walls, UPVC obscure double glazed window to side, heated towel rail, wall-mounted electric heater, tiled flooring.

Outside

There are communal garden areas, a communal courtyard with patio and gravel areas and a communal shed for extra storage. There is parking available with the property.

Leasehold Information

The vendor has advised the following;

Lease Term: 125 years from 1988 - 88 years remaining on the lease.

Ground Rent: £81.82 paid half yearly

Service Charge: £306.44 paid monthly