



Barn Close, Werrington Village,
Peterborough



Leasehold

Offers in excess of £185,000



Key Features

- Quiet Over 55's Development
- Situated within Werrington Village
- TWO DOUBLE BEDROOMS
- Lounge Diner & Kitchen
- Courtyard Garden & Communal Gardens
- Parking to Front Aspect
- EPC rating = F





Situated within the heart of Werrington village in a quiet OVER 55's DEVELOPMENT, this two bedroom home is being sold with NO ONWARD CHAIN. The accommodation comprises of a spacious lounge diner, kitchen, downstairs WC/utility room, TWO DOUBLE BEDROOMS and a four-piece family bathroom. Outside there are two parking spaces to the front aspect, with the property enjoying an enclosed west-facing courtyard garden, as well as the benefit of further communal gardens. The property is situated just off Church Street within Werrington village, walking distance of amenities and bus routes.

Entrance Porch

Lounge Diner
5.9m x 5.8m (19.5ft x 19ft)

Kitchen
1.8m x 2.4m (6ft x 8ft)

Utility Room / WC
2m x 2m (6.5ft x 6.5ft)

Landing

Bedroom One
2.9m x 4m (9.5ft x 13ft)

Bedroom Two
2.9m x 2.9m (9.5ft x 9.5ft)

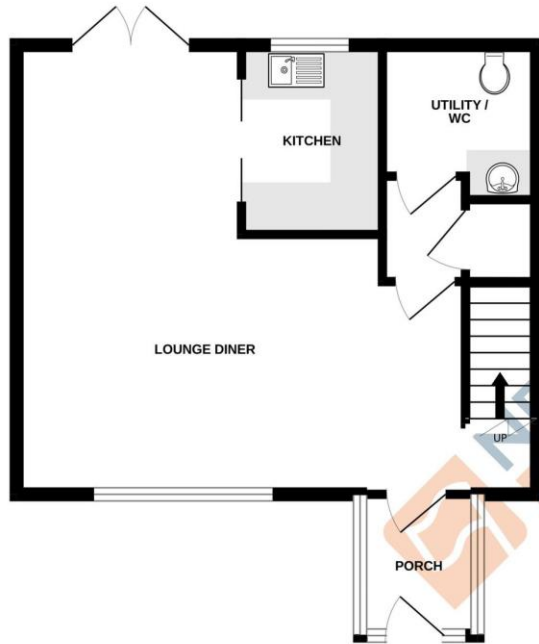
Family Bathroom
2.9m x 1.7m (9.5ft x 5.5ft)

Lease

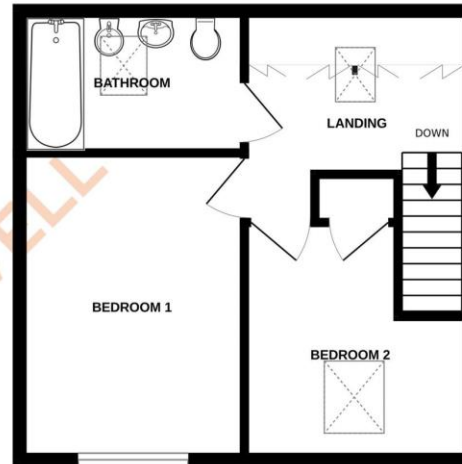
The property is leasehold and situated within an over 55's development. There is a service charge payable of £198 per month, to include buildings insurance, annual boiler service, driveway maintenance, external window clean and upkeep of the communal gardens. The lease length commenced from 24/06/1986 with a 999 year term. Please note that the scheme is designed for 'Independent Retirement Living' and no care or assistance is provided by Longhurst Group.

Floorplan

GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



Newton Fallowell Peterborough

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