



12, Lincoln Gate Lincoln Road, Peterborough, PE1 2RD

 **NEWTON FALLOWELL**





## Key Features

- ONE BEDROOM
- GROUND FLOOR FLAT
- Retirement Living Flat for the Over 55's with 24 Hour Support
- Communal Lounge, Gardens & Parking
- City Centre Location
- Contemporary Condition
- NO ONWARD CHAIN
- EPC Rating C
- Leasehold

**£50,000**





Welcome to a charming ground floor flat designed exclusively for those aged 55 and over, offering both comfort and convenience in a tranquil setting. Nestled within a well-maintained community, this one-bedroom flat provides a perfect blend of modern amenities and easy living. As you step inside, you're greeted by a bright and airy living space, enhanced by large windows that flood the room with natural light and lead you to the communal gardens. The layout creates a seamless flow between the living area, dining space, and kitchen, making it ideal for both relaxation and entertaining. The living area is thoughtfully designed with comfort in mind, featuring plush carpeting underfoot and plenty of space for lounging and unwinding. Whether you're curling up with a good book or hosting friends for afternoon tea, this cozy space is sure to become a favourite retreat. Adjacent to the living area, the kitchen with sleek countertops, and ample storage, making meal preparation a breeze. The tranquil bedroom provides a peaceful sanctuary for rest and relaxation, complete with soft carpeting, ample closet space, and a large window overlooking the serene surroundings. Meanwhile, the adjacent shower room offers convenience and comfort, featuring a walk-in shower, stylish fixtures, and easy accessibility. Outside, a private patio provides the perfect spot for enjoying the fresh air and soaking up the sunshine. Whether you're sipping your morning coffee or tending to a small garden, this outdoor space offers a peaceful retreat to unwind and reconnect with nature. With its thoughtful design, modern amenities, and community atmosphere, this ground floor flat offers a perfect blend of comfort, convenience, and tranquillity for those aged 55 and over to enjoy their golden years to the fullest.

Hall

Lounge 10'6" x 18'0" (3.2m x 5.5m)

Kitchen 7'0" x 9'0" (2.1m x 2.7m)

Shower Room 7'0" x 5'6" (2.1m x 1.7m)

Bedroom 8'6" x 14'6" (2.6m x 4.4m)

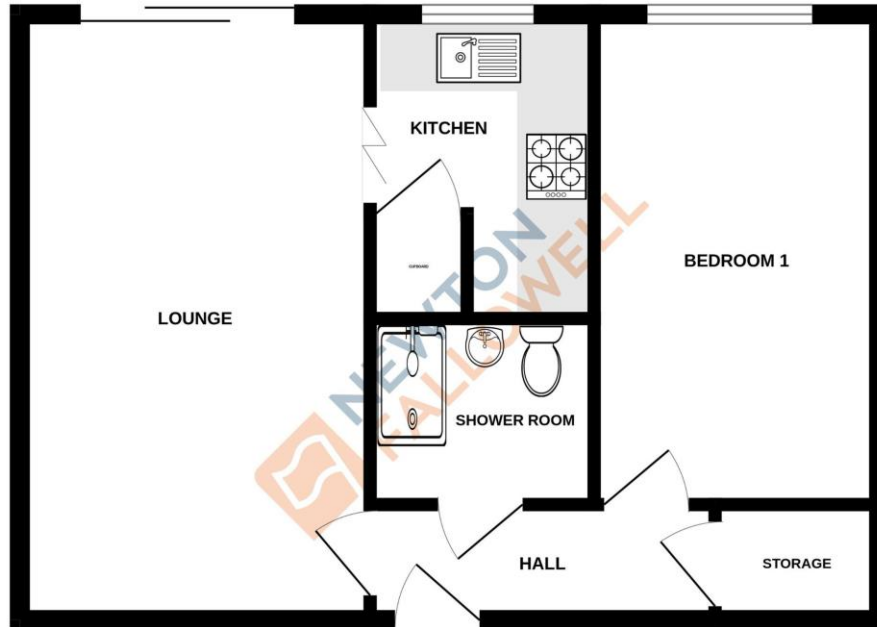
Lease Charges 0.00m x 0.00m (0'0" x 0'0")

Ground Rent - £166.80 Half Year

Service Charge - £1262.71 Half Year



GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 453 sq.ft. (42.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**COUNCIL TAX INFORMATION:**

Local Authority: Peterborough City Council  
Council Tax Band: A

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.