



 **NEWTON**  
FALLOWELL

19 Chiltern Rise, Gunthorpe, Peterborough, PE4 7TB

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## Key Features

- First Floor Maisonette Apartment
- ONE DOUBLE BEDROOM
- Spacious Living & Dining Area
- Kitchen & Shower Wet Room
- PRIVATE GARDEN TO THE REAR
- Ideal First-Time Home or Investment
- Walking Distance of Schooling & Amenities
- EPC Rating C
- Leasehold

£125,000





This first floor maisonette could make an ideal first-time home or investment opportunity and benefits from a PRIVATE GARDEN to the rear. With stairs rising from the ground floor via a private entrance, the hallway separates the living and dining area, kitchen, double bedroom and shower wet room. Outside the garden to the rear is low maintenance and offers a decked seating area.



Hallway

Lounge 4.16m x 3.34m (13'7" x 11'0")

Dining Area 2.16m x 3.01m (7'1" x 9'11")

Kitchen 2.63m x 2.38m (8'7" x 7'10")

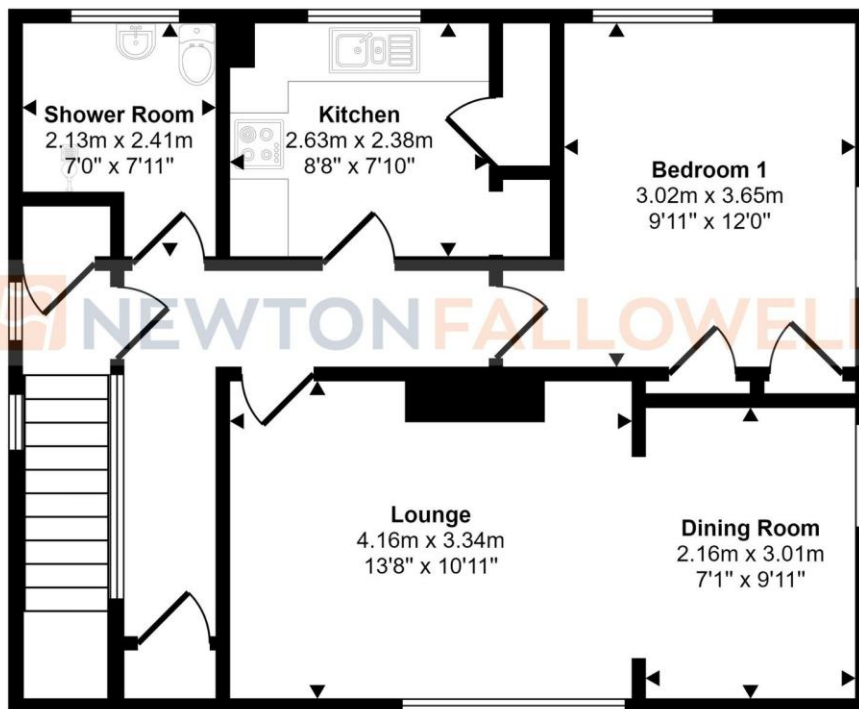
Bedroom 3.02m x 3.65m (9'11" x 12'0")

Shower Wet Room 2.13m x 2.41m (7'0" x 7'11")

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

We have been informed that the owner pays a service charge of £10 per annum and a ground rent of £10 per annum. Length of the lease at present is 107 years.

Approx Gross Internal Area  
61 sq m / 656 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**COUNCIL TAX INFORMATION:**

Local Authority: Peterborough City Council  
Council Tax Band: A

**AGENTS NOTE:**

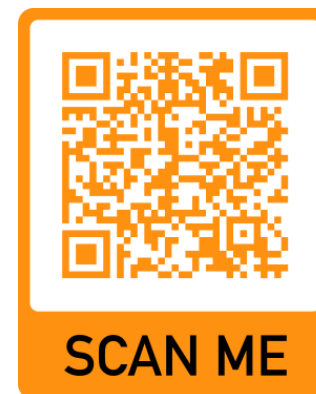
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are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



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