



Bradegate Drive, Dogsthorpe, Peterborough, PE1 4SP

 **NEWTON FALLOWELL**



Key Features

- One Bedroom Bungalow
- Over 60's Warden Controlled Development
- REFURBISHED THROUGHOUT BY CURRENT OWNERS
- Modern Kitchen & Lounge Diner
- Wet Room & Additional WC
- Communal Gardens & Parking
- NO ONWARD CHAIN
- EPC Rating E
- Leasehold

£112,000





This refurbished bungalow has been REFURBISHED THROUGHOUT BY THE CURRENT OWNERS and is situated within an OVER 60's WARDEN CONTROLLED DEVELOPMENT, being sold with NO ONWARD CHAIN. The development benefits from a communal centre, communal gardens and parking, warden controlled and offering emergency pull cords linking directly to the warden. The bungalow itself has been much improved, to include the kitchen, wet room, decor, heating system, water system, UPVC double glazing and carpet throughout.

Upon entering the bungalow, the entrance porch provides access to the entrance hall, as well as useful store cupboard. The entrance hall itself offers a further storage cupboard, as well as access into the spacious lounge diner and WC, with the latter offering a two-piece suite. The light and airy lounge diner offers open access to the modern kitchen, which offers a door onto the communal rear gardens. The bedroom hosts space for a double bed and wardrobe, as well as a door to the wet room, which houses a three-piece suite including shower.

Outside there is communal parking and gardens to be enjoyed, as well as the communal centre within short walking distance of the bungalow.

Please be advised that the Scheme is designed for 'Independent Retirement Living' and no care or assistance is provided by Longhurst Group.

Entrance Porch

Store

Entrance Hall

WC

Lounge Diner 3.4m x 4.9m (11ft x 16ft)

Kitchen 2.3m x 2.7m (7.5ft x 9ft)

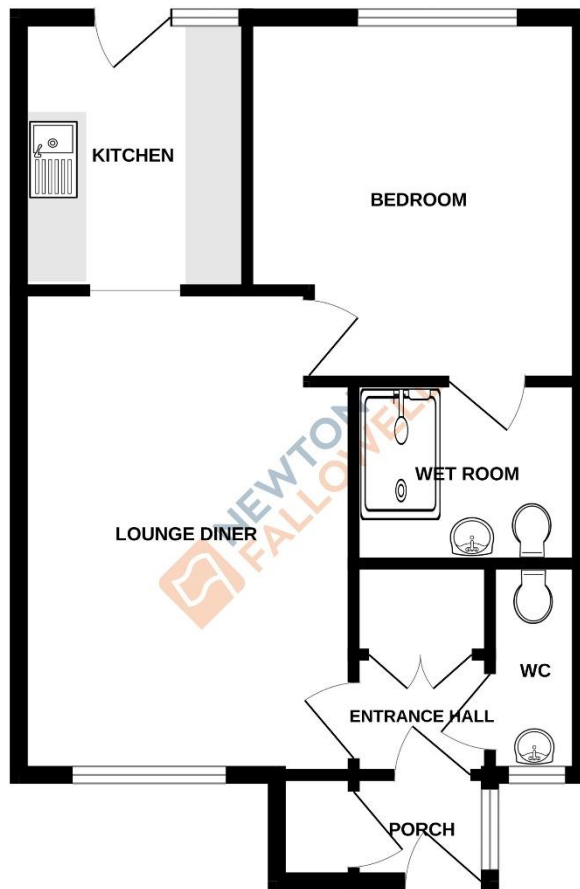
Bedroom 3.7m x 3.4m (12ft x 11ft)

Shower Wet Room 2.3m x 1.8m (7.5ft x 6ft)

Lease

The lease commenced from 28th January 1994 with an initial length of 99 years, meaning that approximately 70 years are left on the current lease. We have been informed that £168 is payable per month for the combined service charge and ground rent.

GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 486 sq.ft. (45.2 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: B

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.