



 **NEWTON**
FALLOWELL

Flat 9, The Pavillions, 50 Alma Road, Peterborough, PE1 3FG

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Key Features

- First Floor Over 55's Apartment
- TWO BEDROOMS
- Extra Care Available & Communal Facilities
- Private Lounge Diner, Kitchen & Shower Room
- Communal Gardens, Lounge, Dining Room & Craft Room
- Lift Access
- Private Secure Parking
- EPC Rating B
- Leasehold

£45,000 75% Shared Ownership



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This over 55's private apartment is situated on the first floor at The Pavillions, accessible via a lift, being sold with 75% shared ownership and providing extra care accommodation (for anyone requiring this) as this home is not used a car home and provides communal facilities. The apartment benefits from TWO BEDROOMS, open plan lounge diner and kitchen, as well as a shower wet room. The communal facilities offer further living and dining spaces with a lounge, craft room and dining room, with a three-course meal included every day as part of the annual service charge. Private secure parking is available alongside communal gardens to be enjoyed, as well as an alarm call system in situ. The Pavillions is situated within walking distance of local amenities and only approximately 1.5 miles from Peterborough city centre and Queensgate shopping centre.

Entrance Hall

Lounge Diner 3.21m x 4.68m (10'6" x 15'5")

Kitchen 1.96m x 3.07m (6'5" x 10'1")

Bedroom One 4.06m x 2.79m (13'4" x 9'2")

Bedroom Two 2.13m x 4.7m (7'0" x 15'5")

Shower Wet Room 1.82m x 1.7m (6'0" x 5'7")

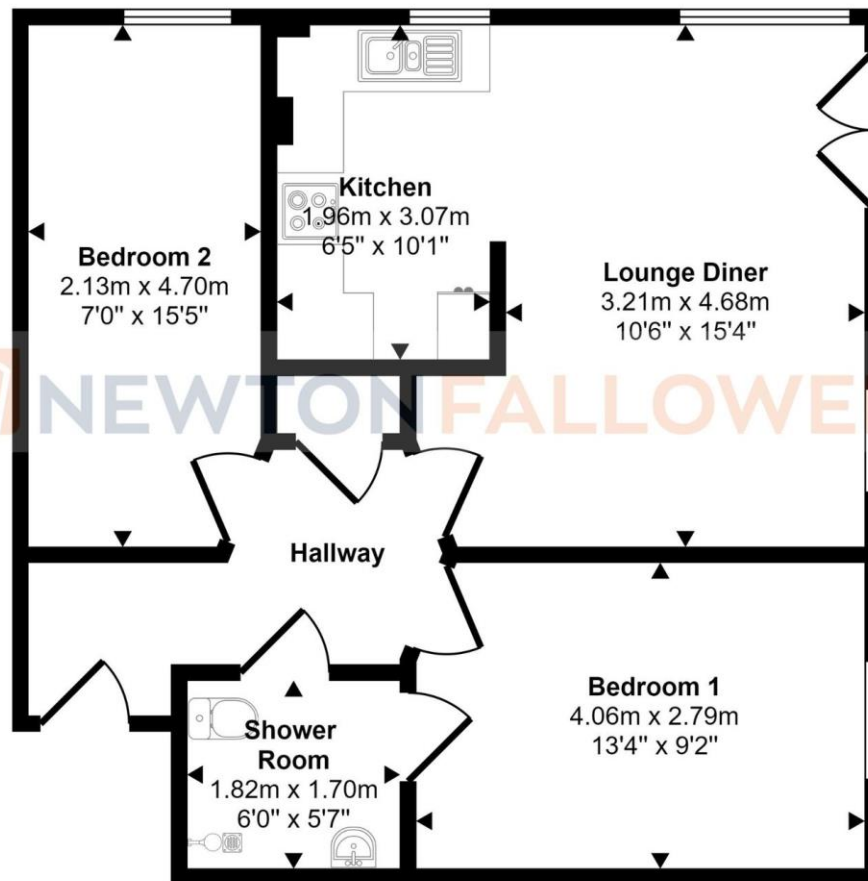
Lease

This over 55's apartment has a lease with approximately 82 years remaining, with an annual service charge payable of £9,840. The service charge includes the payable as well for electricity, water and heating costs and a three course meal provided every day.

Agent's Note

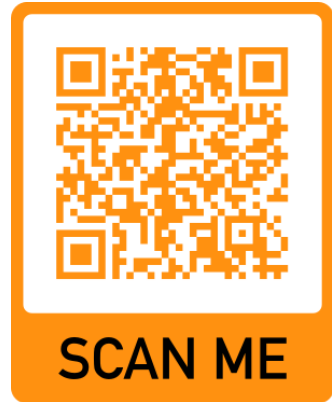
We have been advised by the seller that they may be willing to sell the property furnished.

Approx Gross Internal Area
55 sq m / 596 sq ft



Floorplan

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.