



34 Heritage Court, Peterborough, PE1 4RB

 **NEWTON FALLOWELL**





## Key Features

- FIRST FLOOR FLAT
- ONE DOUBLE BEDROOM
- Retirement Living Flat for the Over 55's
- Shower Room
- Communal Lounge, Gardens & Parking
- CITY CENTRE LOCATION
- NO ONWARD CHAIN
- EPC Rating C
- Leasehold

£45,000





This first floor flat is designed EXCLUSIVELY FOR THOSE AGED 55 OR OVER, offering COMMUNAL FACILITIES and being sold with NO ONWARD CHAIN. The apartment benefits from its own accommodation to comprise of an entrance hall, lounge diner, bedroom and a shower room.

The communal facilities include a communal residents' lounge, communal gardens to enjoy, 24 hour support, in addition to emergency pull cords within the apartment, as well as parking available via separate discussion with the management company.



Entrance Hall

Kitchen 1.55m x 2.42m (5'1" x 7'11")

Lounge Diner 4.57m x 3.15m (15'0" x 10'4")

Bedroom One 3.58m x 2.62m (11'8" x 8'7")

Shower Room 1.88m x 1.64m (6'2" x 5'5")

Lease

Service Charge: £3,000 per year

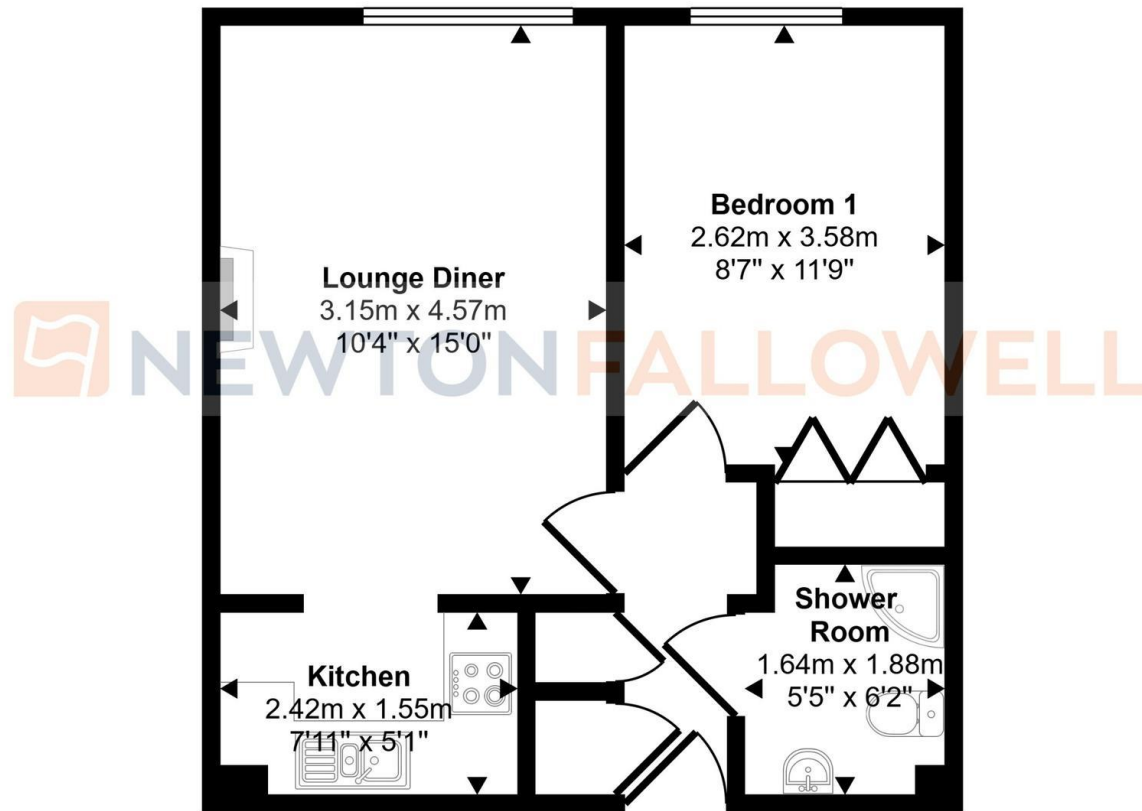
Ground Rent: £250 per month

Peterborough

Peterborough offers a wide range of amenities to include Queensgate Shopping Centre, Ferry Meadows, Nene Park, Central Park, Rowing lake and club, two cinemas and a variety of restaurants. There are two major football clubs within the city in the form of Peterborough United and Peterborough Sports, in addition to the successful Peterborough Phantoms ice hockey team. There is a range of schooling available across the city, to include both primary and secondary schooling, in addition to a university. Peterborough is also easily accessible, situated within close proximity to the A1 and A47, with Peterborough train station offering a direct line into London in under one hour.



Approx Gross Internal Area  
37 sq m / 400 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.



SCAN ME