



Flat 25, 50 Alma Road, Peterborough, PE1 3FG

 **NEWTON FALLOWELL**



Key Features

- NO ONWARD CHAIN
- Second Floor Apartment
- Double Bedroom & Shower Wet Room
- Lounge Diner & Kitchen
- Residents' Lounge, Library, Craft & Laundry Room
- Communal Gardens to be Enjoyed
- Parking arrangements available
- EPC Rating B
- Leasehold

£35,000





This well-presented second-floor apartment, situated within an exclusive over-55s community, is offered for sale with the benefit of NO ONWARD CHAIN. The property is set within a desirable development that provides a range of exceptional communal facilities, including beautifully maintained gardens, a comfortable residents' lounge, a craft room, a laundry room, and a convenient on-site cafe - all designed to enhance the quality of life for its residents.

Internally, the apartment comprises a welcoming entrance hall that leads into the spacious and light-filled lounge/diner, which is complemented by a Juliet balcony, allowing natural light to flood the room. The well-appointed kitchen is accessible from the living area and offers a practical space for meal preparation. The property also features one generously sized double bedroom. The wet room is fitted with a shower, offering ease of access and modern convenience.

This apartment is ideal for those seeking a relaxed and independent lifestyle within a supportive community setting.



Entrance Hall

Lounge Diner 13'0" x 14'6" (4m x 4.4m)

Kitchen 7'0" x 10'6" (2.1m x 3.2m)

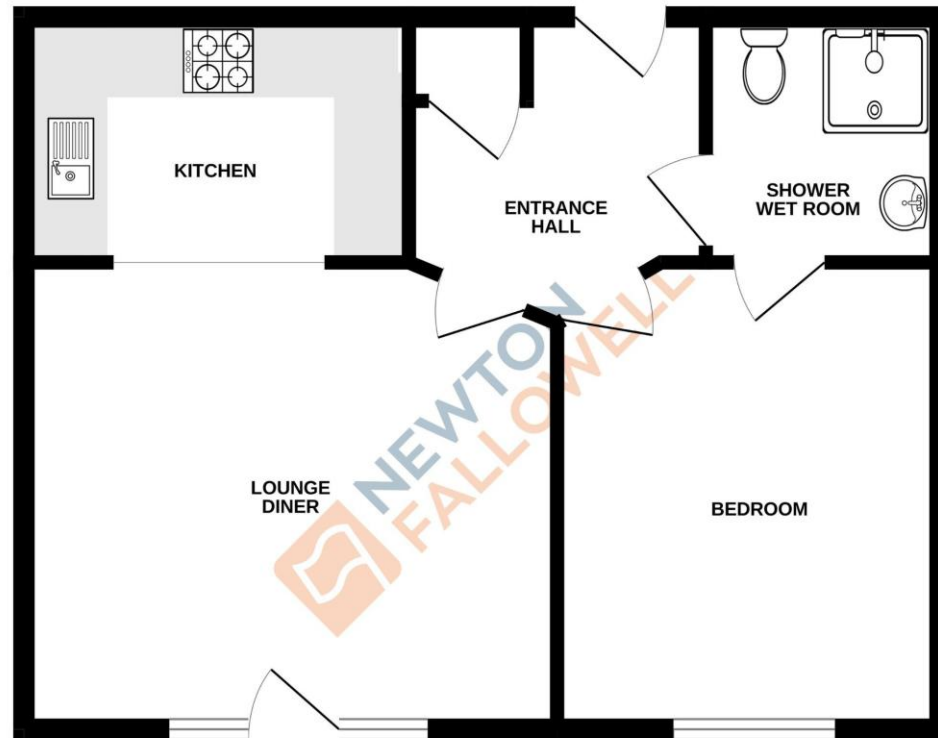
Bedroom 13'0" x 10'6" (4m x 3.2m)

Shower Wet Room 7'0" x 6'6" (2.1m x 2m)

Lease

This over 55's apartment has a lease with approximately 82 years remaining, with an annual service charge payable of £9,840.

SECOND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 494 sq.ft. (45.9 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 is given.

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.