



 **NEWTON**
FALLOWELL

13 William Nichols Court, Peterborough, PE1 4DW

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Key Features

- Immaculate Ground Floor Apartment
- ONE DOUBLE BEDROOM WITH BUILT-IN STORAGE
- Spacious Lounge Diner & Modern Kitchen
- Contemporary Shower Room
- GARAGE, COMMUNAL PARKING & GARDENS
- Ideal First-Time Home or Investment
- NO ONWARD CHAIN
- EPC Rating C
- Leasehold

£120,000





This GROUND FLOOR APARTMENT is SITUATED WITHIN THE HEART OF PETERBOROUGH within walking distance of the train station and city centre, benefiting from ONE DOUBLE BEDROOM with built-in storage, a GARAGE, communal parking and gardens, making an ideal first-time home or investment opportunity, being sold with NO ONWARD CHAIN. The immaculate accommodation comprises of an entrance hall, a modern kitchen which boasts built-in oven, hob, dishwasher and fridge freezer, spacious lounge diner offering sliding doors onto a patio seating area, a double bedroom benefiting from two built-in wardrobes and the shower room, which boasts a contemporary three-piece suite to include a walk-in shower. Outside there is a garage and communal parking, as well as communal gardens to include patio and lawn.

Entrance Hall

Kitchen 3.79m x 1.94m (12'5" x 6'5")

Lounge Diner 5.79m x 3.07m (19'0" x 10'1")

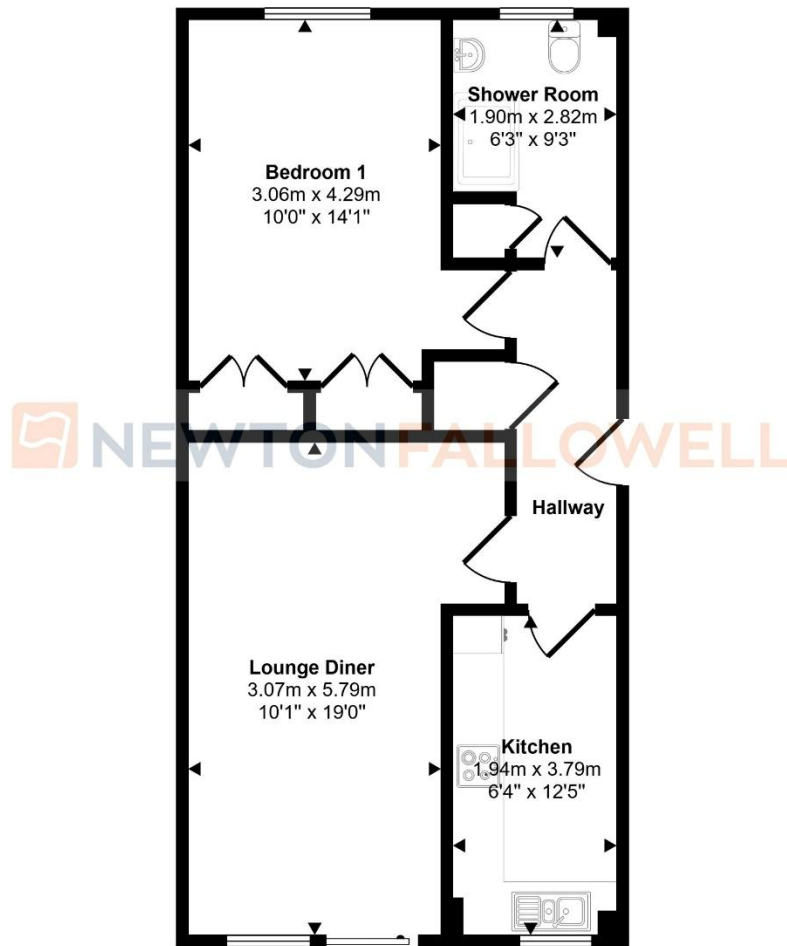
Bedroom 4.29m x 3.06m (14'1" x 10'0")

Shower Room 2.82m x 1.9m (9'4" x 6'2")

Lease

The lease commenced on 25th March 1987 with an initial 225 year term expiring on 24th March 2212, meaning that there are approximately 187 years remaining on the lease, with a charge payable every six months and the most recent payments equating to £812.50 every six months.

Approx Gross Internal Area
56 sq m / 600 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: 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 £62 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